

POINSETTIA SHORES MASTER PLAN

MP 175(G)

POINSETTIA SHORES MASTER PLAN

Prepared for:

City of Carlsbad
Planning Department
2075 Las Palmas Drive
Carlsbad, CA. 92009

October 20, 1993

LAND OWNERS:

KAIZA POINSETTIA CORPORATION
7220 Avenida Encinas, Ste. 200
Carlsbad, CA. 92009
(619) 931-9100

SEA BLUFF ASSOCIATES
Three Upper Newport Plaza Drive
Newport Beach, CA. 92660-2630
(714) 851-1661

Mr. Saiga
Mr. Kotaro Miyoshi
Ms. Noriko Saiga

Terry C. Hackett

CONSULTANTS:

HOFMAN PLANNING ASSOCIATES
2386 Faraday Avenue, Ste. 120
Carlsbad, CA. 92008
(619) 438-1465

BENCHMARK PACIFIC
P.O. Box 9000-266
Carlsbad, CA. 92009
(619) 931-8747

Bill Hofman
Lisa King

Doug Avis
Brian Murphy

THE KTG Y GROUP, Inc.
2 Executive Circle, Ste. 190
Irvine, CA. 92714
(714) 851-2133

O'DAY CONSULTANTS
7220 Avenida Encinas, Ste. 204
Carlsbad, CA. 92009
(619) 931-7700

John Tully

Pat O'Day
George O'Day

MP 175
Batiqitos Lagoon Educational Park (Sammis)

Approved Planning Commission Resolution No. 2485, September 11, 1985
Approved City Council October 15, 1985, Ordinance No. 9778

* * *

MP 175(A)
To allow minor accessory structures within the rear yards of all Phase I single family lots
located in Planning Area "C"

Approved Planning Commission Resolution No. 2768, March 15, 1989
Approved City Council Ordinance No. NS-71, June 6, 1989

* * *

MP 175(B)
Amendment to realign Carlsbad Blvd., between North Batiqitos Lagoon and west of I-5 to accommodate the
Sammis Development

WITHDRAWN January 12, 1990

* * *

MP 175(C)
Request for 5-year extension of time for Master Plan approval
related to educational uses on this project.

Approved Planning Commission Resolution No. 2841, April 19, 1989
Approved City Council Ordinance No. NS-83, September 5, 1990

* * *

MP 175(D)
Kaiza Poinsettia Master Plan
To replace educational uses with residential land uses
And rename to Poinsettia Shores Master Plan

Approved Planning Commission Resolution No. 3552, November 3, 1993
Approved City Council Ordinance No. NS-266, January 18, 1994

* * *

MP 175(E)
Poinsettia Shores Master Plan
Redefinition of minor amendment to provide a flexible regulatory procedure to encourage creative and imaginative
planning of coordinated communities

WITHDRAWN November 1, 1994

* * *

MP 175(F)

Poinsettia Shores Master Plan minor amendment to actualize off-site option for provision of 90 affordable housing dwelling units

Approved Planning Commission Resolution No. 3774, April 19, 1995

* * *

MP 175(G)

Poinsettia Shores Master Plan minor amendment to adopt Coastal Commission Suggested modifications.

Approved Planning Commission Resolution No. 3922, June 5, 1996

Approved City Council July 16, 1996, NS-367

* * *

MP 175(H)

Poinsettia Shores Master Plan - major amendment FOR HOTEL AND TIMESHARE USES

WITHDRAWN January 16, 2003

* * *

MP 175(I)

Poinsettia Shores Master Plan – Rosalena Trail Amendment

MP 175(J)

Poinsettia Shores Master Plan – major amendment for Carlsbad Coast Residential project to allow RM land use on Poinsettia Shores.

WITHDRAWN January 8, 2002

* * *

MP 175 (K)

Poinsettia Shores Master Plan – Ponto Area Specific Plan
Mixed use consisting of residential, commercial and retail uses

WITHDRAWN August 19, 2004

POINSETTIA SHORES MASTER PLAN

Table of Contents

I.	INTRODUCTION.....	1
	A. PURPOSE.....	1
	B. PROJECT LOCATION AND DESCRIPTION	2
	1. LOCATION	2
	2. PROJECT DESCRIPTION.....	2
	C. POINSETTIA SHORES MASTER PLAN APPLICATIONS	5
	D. HISTORY	5
	E. MASTER PLAN GOALS	8
	F. LEGAL DESCRIPTION	8
II.	CIRCULATION AND ROADWAY ALIGNMENT	9
III.	LAND USE.....	14
	A. GENERAL PLAN	14
	B. ZONING REGULATIONS.....	14
	C. LAND USES.....	17
	1. RESIDENTIAL.....	17
	2. TRAVEL/SERVICE COMMERCIAL	18
	3. NON-RESIDENTIAL RESERVE.....	18
	4. OPEN SPACE.....	18
	5. MASTER PLAN RELATED USES	19
IV.	OPEN SPACE AND RESOURCE PRESERVATION	22
	A. INTRODUCTION	22
	1. OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES.....	22
	2. OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES.....	24
	3. OPEN SPACE FOR OUTDOOR RECREATION	24
	4. OPEN SPACE FOR PUBLIC HEALTH AND SAFETY	24
	B. BICYCLE/PEDESTRIAN TRAILS	24
	1. INTRODUCTION.....	24
	2. DESCRIPTION.....	25
	3. LINKS TO CITYWIDE TRAIL SYSTEM	25
	C. MAINTENANCE.....	26
V.	GRADING AND EARTHWORK.....	34
	A. INTRODUCTION	34
	B. GUIDELINES.....	34
VI.	PUBLIC FACILITIES.....	38
	A. INTRODUCTION	38
	B. FACILITIES BASIS of MASTER PLAN PHASING	38
VII.	AFFORDABLE HOUSING	40

POINSETTIA SHORES MASTER PLAN

Table of Contents

A.	AFFORDABLE HOUSING REQUIREMENTS	40
B.	POINSETTIA SHORES COMPLIANCE	40
VIII.	LOCAL COASTAL PROGRAM COMPLIANCE	43
IX.	ENVIRONMENTAL COMPLIANCE AND REVIEW	44
X.	MASTER PLAN THEME ELEMENTS.....	45
A.	LANDSCAPE GUIDELINES.....	45
1.	MASTER LANDSCAPE CONCEPT	45
2.	COMMUNITY TREE LIST.....	47
3.	LANDSCAPE AND IRRIGATION STANDARDS	47
4.	MAINTENANCE	47
5.	STREETSCAPE LANDSCAPING.....	48
6.	PLANT SIZES	48
7.	LANDSCAPE ZONES	48
8.	PLANT MATERIALS.....	49
B.	ENTRIES	54
1.	PROJECT ENTRIES	54
2.	RESIDENTIAL AND PLANNING AREA ENTRIES	54
C.	WALLS AND FENCING	54
D.	SIGNS	55
1.	PERMANENT SIGNS.....	55
2.	TEMPORARY SIGNS	56
E.	LIGHTING.....	64
XI.	PLANNING AREA DEVELOPMENT STANDARDS.....	66
A.	INTRODUCTION	66
B.	SPECIAL CONDITIONS FOR PLANNING AREAS	66
C.	PLANNING AREA DEVELOPMENT STANDARDS	72
	PLANNING AREA A-1	72
	PLANNING AREA A-2	76
	PLANNING AREA A-3	79
	PLANNING AREA A-4	82
	PLANNING AREA B-1	85
	PLANNING AREA B-2	91
	PLANNING AREA C.....	95
	PLANNING AREA D	100
	PLANNING AREA E.....	102
	PLANNING AREA F.....	105
	PLANNING AREA G	107
	PLANNING AREA H	111
	PLANNING AREA I.....	115

POINSETTIA SHORES MASTER PLAN

Table of Contents

	PLANNING AREA J.....	117
	PLANNING AREA K.....	120
	PLANNING AREA L.....	122
	PLANNING AREA M.....	124
XII.	MASTER PLAN ADMINISTRATION.....	127
	A. MAJOR AND MINOR AMENDMENTS.....	127
	1. MAJOR MASTER PLAN AMENDMENTS.....	127
	2. MINOR MASTER PLAN AMENDMENTS.....	128
	3. MASTER PLAN REVIEW AND UPDATE.....	128
	B. GENERAL PROVISIONS.....	129
	1. MAXIMUM NUMBER OF UNITS.....	129
	2. TRANSFER OF UNITS.....	129
	3. RECORDATION.....	129
	4. GROWTH MANAGEMENT.....	130
	5. CONDITION OF VALIDITY.....	130
	6. DEDICATIONS.....	130
	7. PUBLIC FACILITIES.....	130
	8. ZONING.....	130
	9. HILLSIDE DEVELOPMENT ORDINANCE.....	130
	10. LOCATION OF IMPROVEMENTS.....	131
	11. TRAIL SYSTEM.....	131
	12. LANDSCAPING.....	131
	13. MASTER HOMEOWNERS' ASSOCIATION.....	131
	14. ARCHITECTURAL REVIEW BOARD.....	132
	15. ROOM ADDITIONS.....	132
Appendix A	Master Plan Historical Summary	
Appendix B	Environmental Mitigation Monitoring Program	

POINSETTIA SHORES MASTER PLAN

List of Exhibits

Exhibit 1	Location Map	3
Exhibit 2	Existing General Plan.....	7
Exhibit 3	Public Streets.....	12
Exhibit 4	Master Plan Circulation and Road Alignment	Pocket A
Exhibit 5	Lane Configuration	13
Exhibit 6	Proposed General Plan	15
Exhibit 7	Zoning.....	16
Exhibit 8	Planning Areas	20
Exhibit 9	Land Use Summary Table	21
Exhibit 10	Open Space Plan	23
Exhibit 11	Master Trails Concept.....	27
Exhibit 12	Typical Trails System Above Batiquitos Lagoon	28
Exhibit 13	Trails System Adjacent to Railway	29
Exhibit 14	Trails System - Seating Node	30
Exhibit 15	Trails System - Overview Area.....	31
Exhibit 16	Pedestrian Access Guidelines	32
Exhibit 17	Private Pedestrian Trail.....	33
Exhibit 18	Grading Guidelines	36
Exhibit 19	Conceptual Grading	37
Exhibit 20	Fire Control Landscape.....	51
Exhibit 21	View Corridor Enhancement	52
Exhibit 22	View Control.....	53
Exhibit 23	Community Wall and Fence Location.....	57
Exhibit 24	Combination Privacy Wall And View Fence.....	58
Exhibit 25	Noise Wall/Berm Design	59
Exhibit 26	Production Fencing	60
Exhibit 27	Sign Location Plan	61
Exhibit 28	Project Entry.....	62
Exhibit 29	Residential Entry.....	63
Exhibit 30	Sign Illumination.....	65
Exhibit 31	Summary of Master Tentative and Planning Area Special Conditions.....	69
Exhibit 32	Planning Area A-1.....	73
Exhibit 33	Planning Area A-2.....	77
Exhibit 34	Planning Area A-3.....	80
Exhibit 35	Planning Area A-4.....	83
Exhibit 36	Planning Area B-1	87
Exhibit 37	Typical Cluster Plan - 4 Units Max.	88
Exhibit 38	Planning Area B-2.....	92
Exhibit 39	Planning Area C	97
Exhibit 40	Typical Plotting Area C	98
Exhibit 41	Planning Area D.....	101
Exhibit 42	Planning Area E	104

POINSETTIA SHORES MASTER PLAN

List of Exhibits

Exhibit 43 Planning Area F..... 106
Exhibit 44 Planning Area G..... 109
Exhibit 45 Planning Area H..... 113
Exhibit 46 Planning Area I..... 116
Exhibit 47 Planning Area J..... 118
Exhibit 48 Planning Area K..... 121
Exhibit 49 Planning Area L..... 123
Exhibit 50 Planning Area M..... 126

POINSETTIA SHORES MASTER PLAN

1. INTRODUCTION

This introduction provides an overview of the Poinsettia Shores Master Plan. It sets forth the Master Plan's purpose, project description, goals, legal and historical context.

A. PURPOSE

The purpose of the Poinsettia Shores Master Plan is to guide the orderly development of the property while preserving and enhancing the site's unique amenities. For planning purposes, Poinsettia Shores is divided into residential, non-residential, and open space areas. The Master Plan defines the allowable type and intensity of land uses in each planning area and provides detailed planning area development standards, requirements, development phasing and the method by which development of the Poinsettia Shores Master Plan will be implemented.

Adoption of the Poinsettia Shores Master Plan by the Carlsbad City Council, pursuant to Chapter 21.38 of the Carlsbad Municipal Code and approved by the California Coastal Commission, will establish the zoning and development standards applicable to the project as a whole with consideration to individual planning areas, defining the permissible type and intensity of development.

Development within the Poinsettia Shores Master Plan Area shall fulfill all requirements established by the Citywide Facilities and Improvement Plan and the applicable Local Facilities Management Plan (LFMP) for Zone 9, pursuant to Carlsbad Municipal Code Chapter 21.90.

Development within the Master Plan shall be subject to all present and future Growth Management plans, policies or ordinances adopted by the City Council or by Citizen Vote including but not limited to Chapter 21.90 of the Carlsbad Municipal Code (Growth Management). The residential development potential for the Master Plan area has been established by applying the density ranges and the "control points" of the General Plan Land Use designations which are applicable to the property. The Master Plan complies with the Growth Control Point of the underlying General Plan density of 6.0 du/net acres for RM areas, except where a density bonus is allowed pursuant to the provisions set forth in the affordable housing ordinance.

The Master Plan implements the City of Carlsbad's General Plan and Municipal Code by providing guidelines and standards for the full development of all phases of the project; by requiring facilities and services consistent with the regulations and ordinances of the City's Local Facilities Management Plan for Zone 9; and by ensuring that all City standards and requirements will be met in a consistent and uniform manner.

The Zone 9 Local Facilities Management Plan provides a detailed description and analysis of how Zone 9 will develop from its current status to build out. The zone plan also demonstrates how and when each facility and improvement will be constructed in order to accommodate development within the zone. The zone plan also provides a brief description of how each facility and improvement will be financed when mitigation is necessary. More specific information regarding financing is required through the adoption of a Finance Plan for Zone 9, which must be approved prior to recordation of the first final map, issuance of a grading or building permit in Zone 9.

No person shall use or develop any property covered by this Master Plan in a manner which is contrary to the Master Plan as established by the City Council. All developers within the Master Plan shall be subject to all terms and conditions of the Poinsettia Shores Master Plan. Unless specifically discussed in this Master Plan, all City policies and ordinances apply to the Poinsettia Shores Master Plan Area as they would apply to any property in the City of Carlsbad.

B. PROJECT LOCATION AND DESCRIPTION

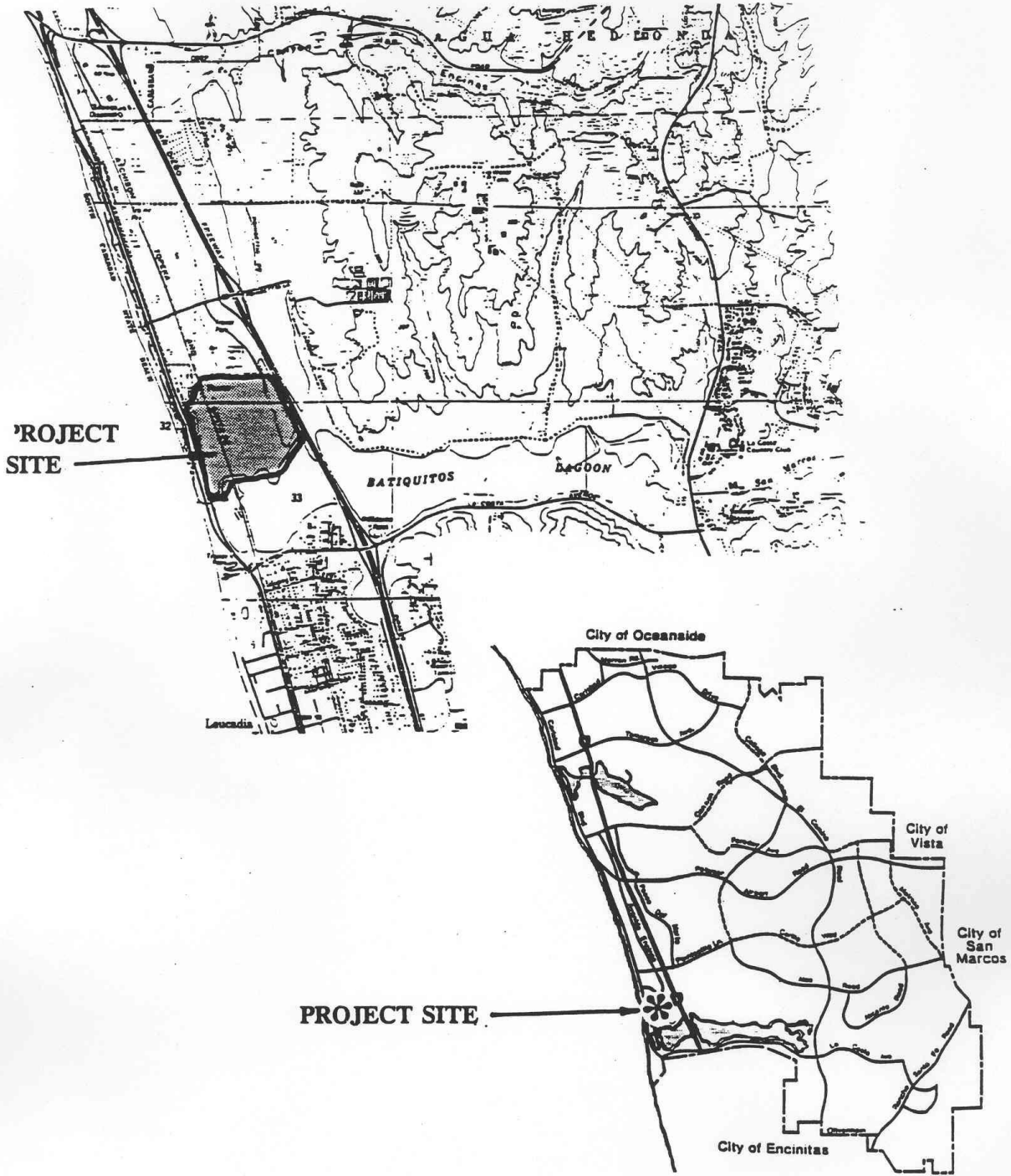
1. LOCATION

The Poinsettia Shores Master Plan Area includes approximately 162.8 acres located in the southwest portion of the City of Carlsbad. The Master Plan Area is bounded on the north by the existing Lakeshore Gardens Mobile Home Park, on the east by I-5, on the south by Batiquitos Lagoon and on the west by Carlsbad Boulevard. A Location Map is provided on Exhibit 1 on page 3.

2. PROJECT DESCRIPTION

The Poinsettia Shores Master Plan will supersede the existing Batiquitos Lagoon Educational Park (BLEP) Master Plan. The private school and research and development uses currently allowed by the BLEP Master Plan on the east side of the railroad track will be changed to allow for the development of single and multiple family dwelling units. The impacts of the proposed land uses identified in the BLEP Master Plan will be significantly decreased with the approval of the changes proposed in the Poinsettia Shores Master Plan. The amended Zone 9 LFMP and Chapter VI of this Master Plan will identify the facility impacts of the Poinsettia Shores Master Plan.

For planning purposes, the Master Plan land uses and planning areas are generally referred to as either "east-side" or "west-side," dependent upon their location in relation to the AT&SF Railroad Right-of-Way which bisects the property. The east side features nine residential planning areas, a community recreational area, a recreational vehicle storage area, as well as various open space areas. The west-side features a travel service/commercial area and an open space area. In addition, one area of the west-side has been set aside as unplanned. The ultimate uses for this area will be determined at a later date when more specific planning is carried out for areas west of the railroad tracks. Possible future uses are not being limited at this time and could include residential and/or non-residential uses. Prior to approval of specific development plans for the unplanned area, a Major Master Plan amendment will be required.



LOCATION MAP
POINSETTIA SHORES MASTER PLAN
KAIZA POINSETTIA CORPORATION



EXHIBIT 1

When built out, the Poinsettia Shores Master Plan will not exceed the maximum number of dwelling units as allowed by the amended Zone 9 LFMP which analyzes and includes the proposed density bonus which may be approved consistent with City ordinance for the provision of affordable housing.

Amenities of the Poinsettia Shores Master Plan include public and private pedestrian trails which will be connected. They will take advantage of the views south and west to Batiquitos Lagoon and to the Pacific Ocean from the bluff top as well as the open space corridor provided through the heart of the project. A viewpoint will be provided overlooking the lagoon in the portion of the project east of the railroad tracks.

The Master Plan has been designed to preserve the environmental resources located on the site. This includes the bluff top and slope area north of Batiquitos Lagoon. A portion of the pedestrian trail system will be constructed along the bluff top. The slope areas will remain in their natural state with the exception of the existing desiltation basin on the east side of the railroad ROW and the planned desiltation basin on the west-side. The approval of Coastal Development Permit 6-85-482 required the preservation of the bluff slope areas as well as 80-100 foot buffers from the top of the slope to any structures on the east side of the railroad ROW . This buffer is included in the Poinsettia Shores Master Plan. Approximately 34.8 acres of designated Open Space, located in Planning Areas I, K and L, has already been dedicated to the State Lands Commission as required by the Coastal Development Permit.

A common active recreational facility will be located north of and adjacent to Avenida Encinas between Planning Areas A-1 and B-1 for the private use of residents within the Master Plan. The recreational facility may include a swimming pool, tennis courts, recreational building, outdoor basketball facilities, and other outdoor playing areas. The facility complies with City requirements for providing recreation areas.

The number of future dwelling units allowed for the Poinsettia Shores Master Plan is consistent with the preceding Batiquitos Lagoon Educational Park Master Plan. A portion of the Poinsettia Shores Master Plan Area has already been developed under the provisions of the previous Master Plan. Currently, 70 single family homes exist within Planning Area J. In addition, five vacant buildable residential lots also remain in Planning Area J. For the purposes of this Master Plan, the total of 75 will be used for the existing unit count. Subtracting the existing dwelling unit count from the 526 future units allowed under the BLEP plan leaves 451 future dwelling units allowable under the new Poinsettia Shores Master Plan. In addition, per the provisions of the Affordable Housing Chapter on page 40, this Master Plan proposes to implement its affordable housing program through a density bonus which would allow up to 113 additional dwelling units, including 90 affordable housing units and 23 market rate units. This density bonus is envisioned and planned for in this Master Plan, and may be approved through an Affordable Housing Agreement concurrent with the first final map for an individual Planning Area within the Master Plan.

The existing homes were developed to the standards of the previous Batiquitos Lagoon Educational Park Master Plan.

C. POINSETTIA SHORES MASTER PLAN APPLICATIONS

The following applications will be processed concurrently with the Poinsettia Shores Master Plan:

General Plan Amendment(GPA 91-05) - The GPA accompanying this Master Plan proposes to revise the land use designations within the Master Plan area. The existing General Plan designations facilitate the development of a large private school with associated amenities conducive to this use. The proposed land use change will be compatible with the surrounding uses and existing development. The GPA will change the existing land use designations of RM, RMH, RC, P, N, TS/C, and OS to RM, NRR, TS/C and OS.

Local Coastal Program Amendment (LCPA 91-02) - The Master Plan area is located within the Coastal Zone, thereby necessitating the processing of Coastal Development Permits. The West Baticuitos Local Coastal Program Amendment is required in order to maintain its consistency with the City of Carlsbad's General Plan, and reflect the land use changes proposed in this Master Plan.

Local Facilities Management Plan Amendment (LFMP 87-09(A)) - The Zone 9 LFMP Amendment will reflect the land use designation changes and identify the new impacts of the proposed land use changes. Per the requirements of the Carlsbad Growth Management Program, the Zone 9 LFMP must be updated to be consistent with the General Plan designated land uses proposed by the Master Plan Amendment. The Zone 9 LFMP Amendment addresses existing and future projected adequacy of public facilities through build out of the Master Plan to City build out.

Master Plan Amendment (MP 175 (D)) - The proposed Master Plan Amendment (MP-175(D)) is the fourth Master Plan Amendment for this area. The three previous Master Plan Amendments involved the BLEP Master Plan. The latest proposed Master Plan Amendment is to remove the BLEP educational uses and provide new land uses and development standards for this area to be more complimentary to the surrounding uses.

D. HISTORY

The Poinsettia Shores Master Plan Area was previously known as the Baticuitos Lagoon Educational Park (BLEP) Master Plan Area. The BLEP Master Plan was originally approved by City Council on October 22, 1985. The BLEP Master Plan was prepared to facilitate the development of a private university with associated research and development facilities. The Master Plan also included a variety of housing types as well as recreational commercial, neighborhood commercial, travel service commercial, time-share units and a hotel with conference facilities. Exhibit 2 on page 7 shows the existing BLEP Master Plan Land Use designations.

Since the approval of the BLEP Master Plan, the only development that has occurred is that which exists in Planning Area J. There are currently 70 single family homes built within the Master Plan Area in Planning Area J and an additional 5 custom home sites remaining vacant in Planning Area J.

The Poinsettia Shores Master Plan (MP-175(D)) is the result of a change of ownership from Sammis Properties to the Kaiza Poinsettia Corporation. Kaiza Poinsettia has subsequently evaluated the viability of the private school concept. Present and future projections indicate that the private school could not be implemented on this site. Therefore, this proposal to amend the Batiquitos Lagoon Educational Park Master Plan will change the land uses on the east side of the AT&SF Railway right-of-way, where the school site had been proposed previously. Uses on the west side of the railway right-of-way will remain substantially as approved under the BLEP Master Plan.

The following is brief summary of significant dates in the history of the Poinsettia Shores Master Plan Area. A more complete history is contained in Appendix A:

October 15 and October 22, 1985 - GPA/LU 85-10, ZC-319, MP-175, CT 85-14, PUD 90 and SDP 85-5 and EIR 84-3 approved. Approval of the original Batiquitos Lagoon Educational Park Master Plan included the following:

- 1) Full environmental review of the site
- 2) A General Plan Amendment to change the land uses from RM to RM, RMH, RC, P, N, TS/C and OS
- 3) Local Coastal Program Amendment to change the land uses consistent with the GPA
- 4) Zone Change to change the Zoning designation to PC (Planned Community)
- 5) The BLEP Master Plan
- 6) A Tentative Map and Planned Development Permit to allow for the development residential dwelling units
- 7) A Site Development Plan dated November 22, 1985 - Coastal Development Permit 6-85-482 approved

Coastal Commission issues the Coastal Development Permit to allow for the development of the BLEP Master Plan area.

June 6, 1989 - MP-175(A) approved

City Council approved the Master Plan Amendment MP-175(A) to allow minor accessory structures within the rear yards of all Phase I single family lots (Planning Area "C" - BLEP Master Plan. Planning Area "J" - Poinsettia Shores Master Plan) located on the west and south sides of Navigator Circle along the south facing Batiquitos Lagoon bluff edge and overlooking the desiltation basin.

MP-175(B) - withdrawn

MP-175(B) proposed to realign Carlsbad Boulevard. This proposed Master Plan Amendment was withdrawn prior to public hearing.

August 22, 1989 - MP-175(C) approved

City Council approved the Master Plan Amendment MP-175(C) to allow an extension of the Master Plan specified time limit within which an educational building must be constructed.

E. MASTER PLAN GOALS

The Poinsettia Shores Master Plan has been developed based on the following goals. All development within the Master Plan area shall conform to these goals:

1. Preserve the environmental resources and existing topographic character of the Master Plan Area.
2. Ensure the development within the Master Plan is compatible with internal development as well as compatible with surrounding developments and land uses.
3. Create and maintain an open space network (i.e., pedestrian/bicycle trails) which links neighborhoods within the Master Plan and the Master Plan community to surrounding land uses and the public trail system.
4. Create a variety of single-family and multi-family neighborhoods linked by pedestrian walkways and a functional circulation system.
5. Conform to all aspects of Carlsbad's General Plan, Zone 9 Local Facilities Management Plan as amended and all applicable City ordinances, regulations, and policies.
6. Ensure that public facilities and services that serve the Master Planned community meet or exceed applicable City standards and requirements prior to, or concurrent with development.
7. Ensure conformance with the California Coastal Act through compliance with the objectives, goals and policies of the West Batiquitos Local Coastal Program.
8. This Master Plan is consistent with and allows full implementation of the Batiquitos Lagoon Enhancement Plan.

F. LEGAL DESCRIPTION

Portions of lots 1,2,3 and 4 together with portions of the street adjoining said lots, shown as Avenida Encinas, all as shown on Parcel Map No. 13653, in the City of Carlsbad, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, January 31, 1985 as File No. 85-033316, together with lots 1, 2 and 3 together with the street adjoining said lots, shown as Avenida Encinas, all as shown on Map No. 11290, in the City of Carlsbad, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, July 16, 1985 as File No. 85-253280, together with lots 1 through 78, 79, 80 and 81 together with portions of the streets adjoining said lots, shown as Avenida Encinas and Windrose Circle, all as shown on Map No. 11616, in the City of Carlsbad, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, September 12, 1986 as File No. 86-402404.

II. CIRCULATION AND ROADWAY ALIGNMENT

Existing and future roadways within the Poinsettia Shores Master Plan area help to define the logical planning areas for the Master Plan. Avenida Encinas and Windrose Circle, a Circulation Element roadway and an existing collector street (respectively), serve as the main thoroughfares within the project. It is anticipated that the construction of the future public roadways within this Master Plan shall be financed through an assessment district, subject to approval of the City of Carlsbad. The facilities referenced in this chapter of the Master Plan may be constructed in advance of meeting the prerequisite conditions for development approvals for Planning Areas west of the railroad right-of-way, including the requirement for a Major Master Plan Amendment or other development approvals required prior to development of the west-side.

Avenida Encinas exists currently from the eastern project boundary to its intersection with Windrose Circle. Windrose Circle exists from the intersection with Avenida Encinas to the second intersection with existing Navigator Circle. At the time this portion of Windrose Circle was constructed, right-of-way to the west of the current terminus (entrance to Planning Areas A-2 and A-3) was also dedicated. The portion of both dedicated and constructed Windrose Circle right-of-way west of the entry into Planning Areas A-3 and A-4 will be vacated on the appropriate final map. Ponto Drive currently exists in the western portion of the Master Plan and intersects as an interchange with Carlsbad Boulevard. Due to intersection spacing requirements, this interchange will be closed and an interim (temporary) Ponto Drive will be reconfigured to connect through Planning Area F. Carlsbad Boulevard currently exists as a four-lane highway along the western boundary of the Master Plan area. These roadways are generally shown on Exhibit 3 on page 12. The following sections describe improvements which will be provided for the Master Plan.

As shown on Exhibit 3, page 12, Avenida Encinas and Windrose Circle will be public streets. All other streets within the Master Plan boundary will be private and gated with the exception of internal streets associated with Planning Areas A-3, A-4 and J. The location of gated entries is shown in the Community Theme Element Chapter of this Master Plan on Exhibit 29 on page 63. In addition to these gate, additional gates within Navigator Circle may be provided for the existing Planning Area J subject to all of the following: 1) approval of design and gates by the California Coastal Commission through amendment of the existing Coastal Development Permit; 2) conformance with the City of Carlsbad's engineering design standards; 3) completion of successful negotiations between the homeowners' association of Planning Area J and the Poinsettia Shores land owner regarding any additional right-of-way which may be required for additional street width, etc. and 4) process an amendment to the existing PUD permit for Planning Area J (PUD 95).

A. Avenida Encinas

Avenida Encinas will be dedicated to 84 foot right-of-way width and constructed to include two lanes of travel and two bike lanes in a 48 foot-wide roadway from Windrose Circle to the west end of the bridge over the AT&SF railroad, including the bridge. The bridge will be constructed to include the 48 foot street section plus curbs, sidewalks and bike lanes as with the rest of the roadway. From the west end of the bridge to then intersection with interim Ponto Drive, the roadway will make a transitional flare from a 2-lane 48 foot roadway to a four-lane 64 foot roadway. Between Ponto Drive and Carlsbad Boulevard the road will be a four-lane secondary arterial through the double intersection with Carlsbad Boulevard.

Construction of Avenida Encinas will occur prior to issuance of the first certificate-of-occupancy within the Poinsettia Shores Master Plan area (excepting the 75 lots within existing Planning Area J), unless otherwise approved by the City Engineer. Prior to recordation of a final map, issuance of a grading or building permit for any planning area requiring roadway improvements, a striping plan for intersection improvements shall be provided to the satisfaction of the City Engineer. This Master Plan establishes the road alignment, intersection spacing and access points for the Master Plan are shown at 1" = 100' scale on the Master Plan Circulation and Road Alignment Exhibit, Exhibit 4 (Pocket A). Lane configurations for Avenida Encinas are shown on Exhibit 5 on page 13. Future development shall occur in conformance with this the alignments shown, unless otherwise approved by the City Engineer.

B. Ponto Drive

Once the Avenida Encinas connection with Carlsbad Boulevard and the interim Ponto Drive connection are operational, the existing Ponto Drive interchange shall be removed from service. Sufficient paving shall be removed and barricading installed in order to accomplish this removal from service. In the future, if a new Ponto Drive intersection with Carlsbad Boulevard is constructed further to the north of the interim connection with Avenida Encinas, then the interim Ponto Drive need not be connected to Avenida Encinas and can be removed and vacated within Planning Area F. The ultimate removal of the existing Ponto Drive underpass at Carlsbad Boulevard will be addressed as described under section C below.

C. Carlsbad Boulevard

Carlsbad Boulevard adjacent to the Master Plan is designated on the City Circulation element as a four lane major arterial. The existing Carlsbad Boulevard roadway is built to four lanes; however, the existing improvements are not built to City standards. Carlsbad Boulevard lacks curb, gutter, sidewalk median and streetlight improvements. In addition, the median width significantly exceeds normal City standard requirements which creates design and operation problems for intersecting streets. Therefore, prior to construction of any new Carlsbad Boulevard improvements (except for the intersection of Avenida Encinas and Carlsbad Boulevard described under Section A of this chapter), the City may prepare and adopt a study report analyzing alternative Carlsbad Boulevard alignments. Development of the east-side (east of the railroad right-of-way) of the Master Plan shall not be subject to this study and report, and such a study and report is not a condition for development to occur on the east-side. Development of the west-side of the Master Plan (west of the railroad right-of-way) can occur prior to a City decision on realignment or completion of such study and report provided, however, the developer of the west-side shall be required to deposit an in-lieu cash deposit (or acceptable bond) with the City for frontage improvements in an amount equal to the value of the frontage and median improvements as described below. Any realignment or study of Carlsbad Boulevard shall not be a condition and an improvement requirement for either the east or west-side.

The frontage improvements described above shall include, but not be limited to, installation of curb and gutter, sidewalk, median curbing, full landscape median treatment, streetlights and necessary utility relocations. In addition, the west-side developer shall be responsible for the demolition of the existing Ponto underpass structure and reconstruction of new north bound lanes in its place or shall

propose an alternative plan for redesign acceptable to the City Engineer and the Planning Director.

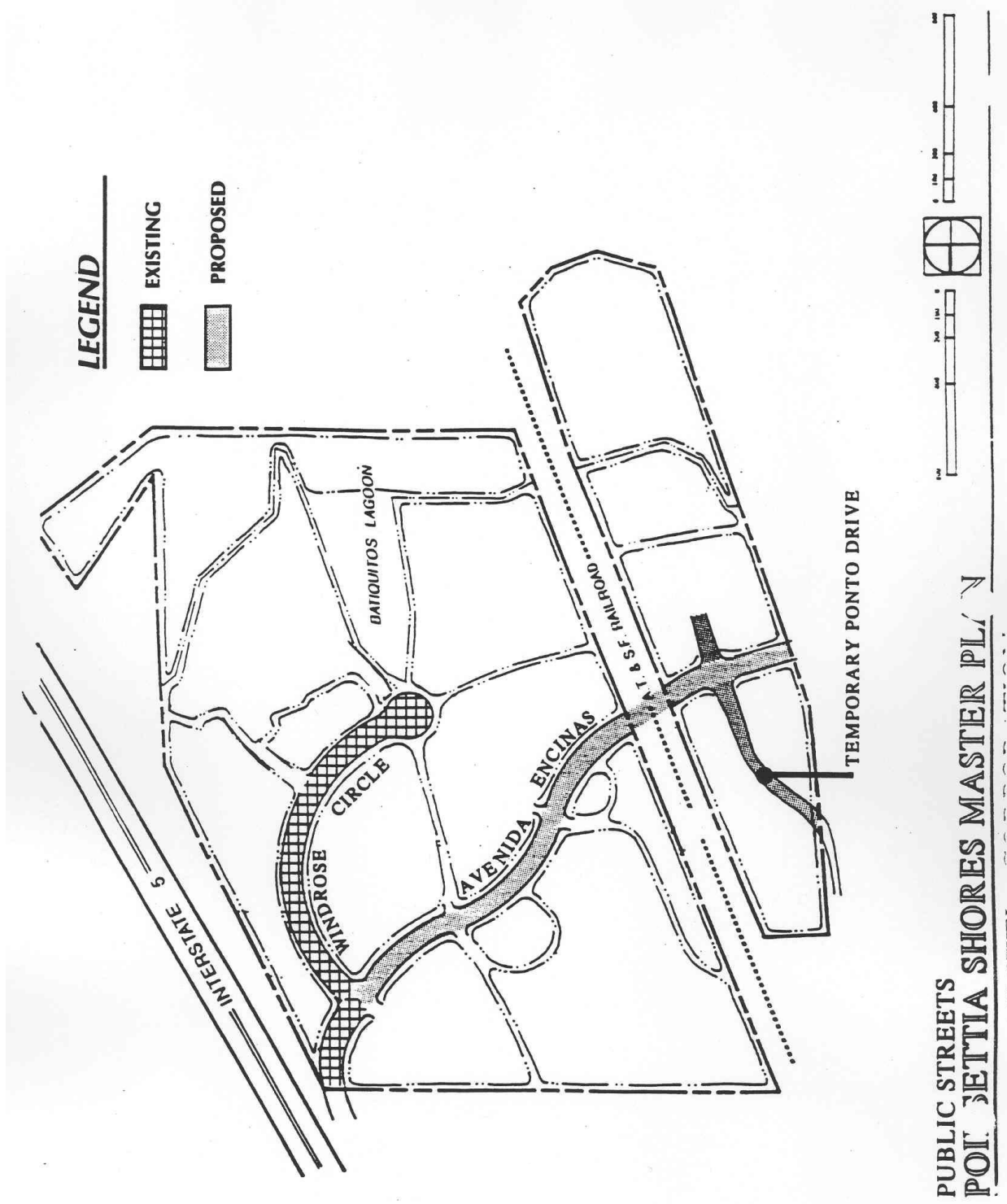
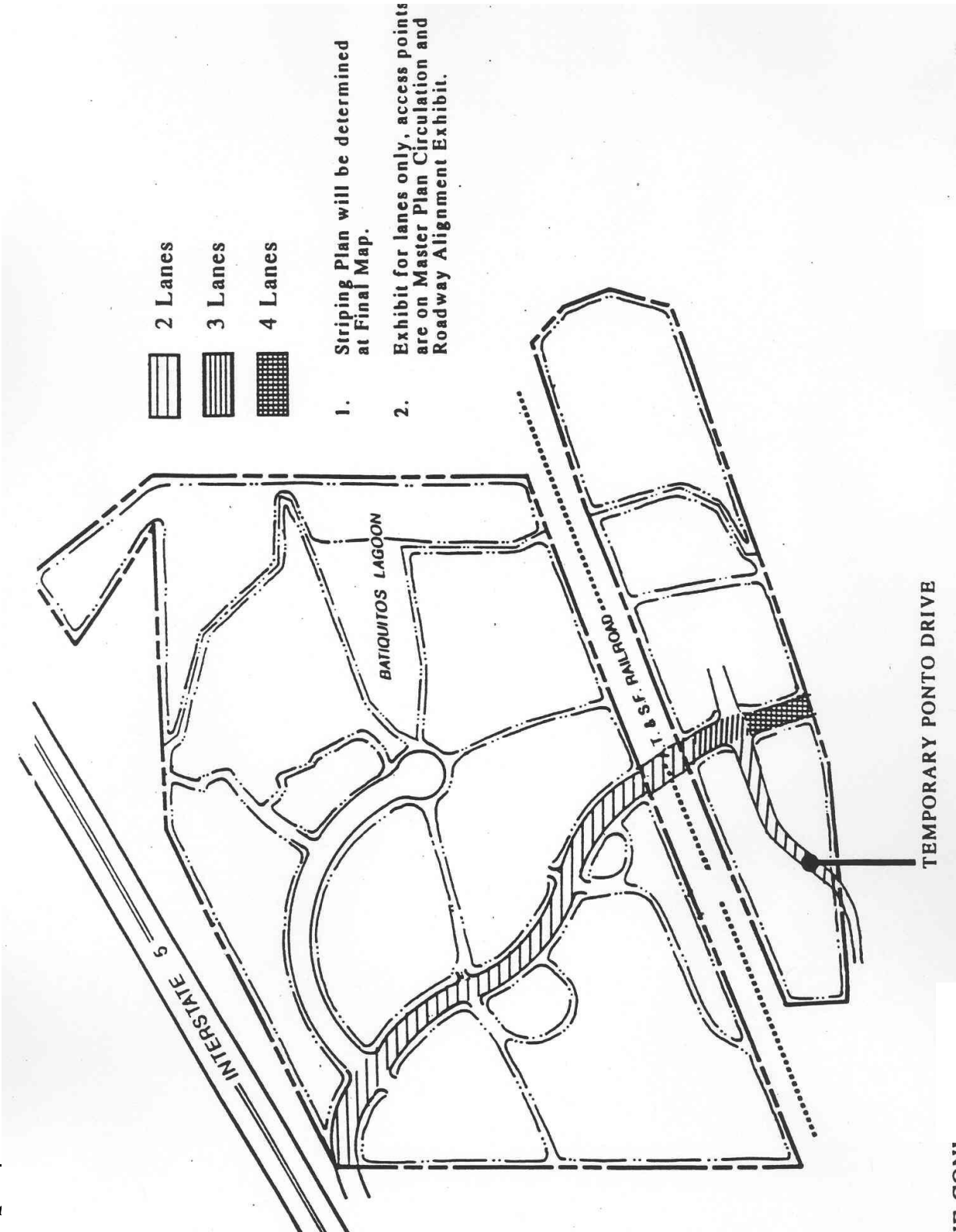


Exhibit 5 Lane Configuration

P



III. LAND USE

A. GENERAL PLAN

The General Plan designations of the Poinsettia Shores Master Plan are shown on Exhibit 6 on page 15, and listed by planning area on the Land Use Summary Table, Exhibit 9, on page 21. These designations are:

RM	-	Residential Medium 4-8 dwelling units per acre (Growth Control Point 6.0 du/ac)
TS/C	-	Travel Service/Community Commercial
NRR	-	Non-residential Reserve
OS	-	Open Space

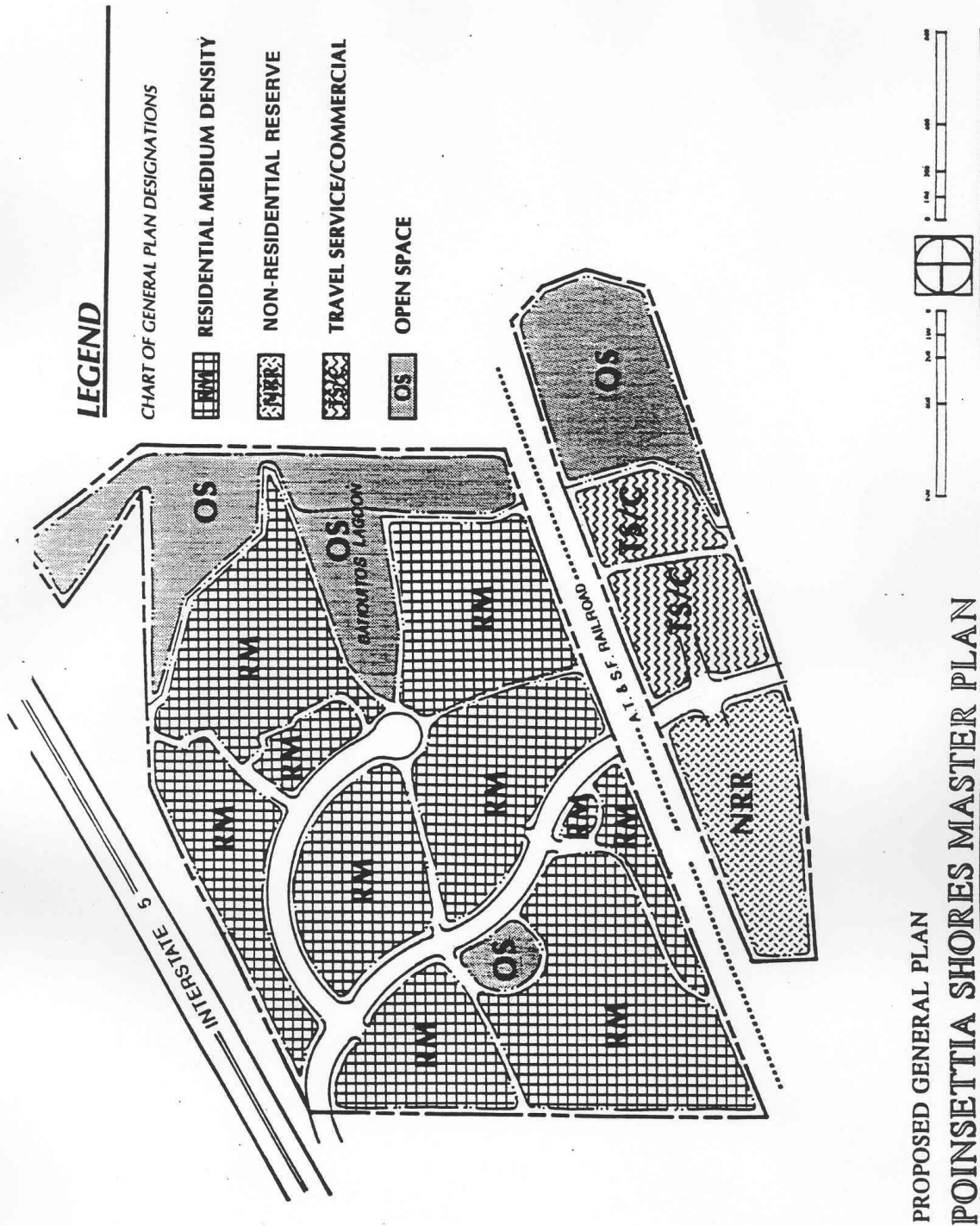
All development within the Master Plan shall be consistent with these land use designations as well as complying with all other Master Plan and Planning Area Development Standards.

It should be noted that Planning Area F carries a Non-residential Reserve (NRR) General Plan designation. As shown on Exhibit 9 (Land Use Summary Table), Planning Area F is an "unplanned" area, for which land uses will be determined at a later date when more specific planning is carried out for the areas west of the railroad right-of-way. A future Major Master Plan amendment and LCP amendment will be required prior to further development approvals for Planning Area F.

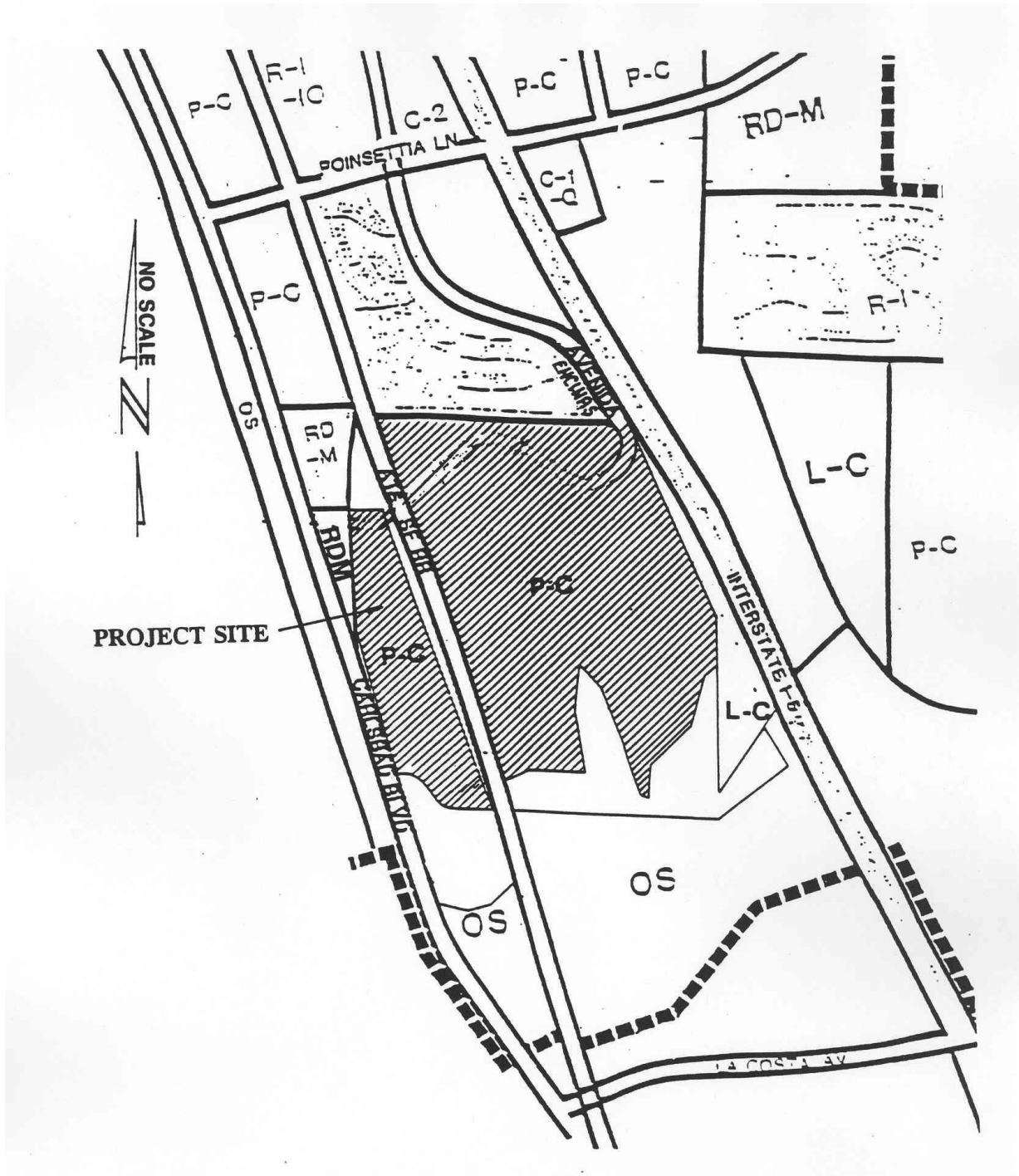
The intent of the NRR designation is not to limit the range of potential future uses entirely to non-residential, however, since the City's current general plan does not contain an "unplanned" designation, NRR was determined to be appropriate at this time. In the future, if the Master Plan amendment has not been processed, and the City develops an "unplanned" General Plan designation, then this site would likely be redesignated as "unplanned". Future uses could include, but are not limited to: commercial, residential, office, and other uses. Planning Area F is further discussed on page 105.

B. ZONING REGULATIONS

The property within the boundary of this Master Plan is zoned Planned Community, (PC), as shown on Exhibit 7 on page 16. The PC Zone requires that a Master Plan be approved prior to any development on the site. The Poinsettia Shores Master Plan complies with all of the requirements of Chapter 21.38, the Planned Community Zone, of the Carlsbad Municipal Code and represents the zoning for the property within its boundaries. This Master Plan has been prepared in compliance with the four goals of the Intent and Purpose section, (21.38.010), of the PC Zone as described below:



Amended May 12, 1994



1. Provide a method for and encourage the orderly implementation of the General Plan and any applicable specific plans by the comprehensive planning and development of large tracts of land under unified ownership or developmental control so that the entire tract will be developed in accord with an adopted master plan to provide an environment of stable and desirable character;
2. Provide a flexible regulatory procedure to encourage creative and imaginative planning of coordinated communities involving a mixture of residential densities and housing types, open space, community facilities, both public and private and, where appropriate, commercial and industrial areas;
3. Allow for the coordination of planning efforts between the developer and the city to provide for the orderly development of all necessary public facilities to ensure their availability concurrent with need;
4. Provide a framework for the phased development of an approved master planned area to provide some assurance to the developer that later development will be acceptable to the city; provided such plans are in accordance with the approved planned community master plan.

C. LAND USES

For planning purposes, the Master Plan is divided into Planning Areas as shown on Exhibit 8 on page 20. Detailed land use information¹ for each Planning Area is shown on the Land Use Summary Table, Exhibit 9 on page 21. Specific design guidelines for each planning area are contained in Chapter X. A general description of each land use is provided below.

1. RESIDENTIAL

The master plan area will provide a diversity of housing to include single family, clustered single-family and multi-family homes.

In addition, this Master Plan provides a portion of the homes as affordable to lower income families (see Chapter VII for complete information).

- a. Single-family - Planning Areas A-1 through A-4 are designated for single-family residential development. The single-family homes will be detached units. The lots will be minimum 5,000 square feet.

¹ *It should be noted that all acreages shown on Exhibits 8, 9 and throughout the Master Plan are approximate, based on planimeter measurement, and subject to further refinement as individual development plans are reviewed, prior to tentative map.*

- b. Cluster Single-family - Planning Areas B-1 and B-2 are designated for the cluster single-family product type. The cluster single-family units are organized in groups of four detached single-family units located on a common property owned by the homeowners association. These units will be air space ownership units and will share in a common courtyard and private driveway leading to the individual unit garage. Outdoor private use areas will also be provided for each home, within the common property. This allowed product type is discussed in detail on pages 85 and 91.

This product type may also be utilized in Planning Area D, if an offsite location for affordable housing is provided for through an Affordable Housing Agreement. Please see Chapter VII for details on affordable housing.

- c. Multi-family - Planning Area C is designated for multi-family development. The multi-family units will be developed per the Planned Development Ordinance and the development standards/design criteria set forth in this Master Plan. The multi-family units may include but are not limited to townhomes, stacked flats, carriage units, apartments and duplexes.
- d. Affordable Housing - Planning Area D is designated as the Master Plan's affordable housing site, unless an offsite location is designated through an Affordable Housing Agreement between the property owner and the City per the provisions of Chapter VII of this Master Plan. These units will be either "for sale" or rental units, subject to the discretion of the developer. For additional information, see Chapter VII.

2. TRAVEL/SERVICE COMMERCIAL

The Travel Service/Commercial area will be located in Planning Areas G and H. The land uses will consist of those permitted by the Travel Service and Commercial land use designations as described in the City of Carlsbad General Plan and as specified within the Poinsettia Shores Master Plan.

3. NON-RESIDENTIAL RESERVE

Planning Area F is an "unplanned" area, for which land uses will be determined at a later date when more specific planning is carried out for the west-side development areas. A future Major Master Plan amendment and LCP amendment will be required prior to further development approvals for Planning Area F.

4. OPEN SPACE

Preservation and enhancement of Open Space is an important aspect of this Master plan. Open Space constitutes a major portion of the Master plan, approximately 46 acres or 28% of the Master Plan area will be retained as Open Space. The Master Plan Open Space program consists of recreation areas, natural slopes and trails. Additionally, the Poinsettia Shores Master Plan will provide recreation areas where applicable per the

requirements of Planned Development Ordinance. A more detailed discussion of Open Space is provided in Chapter IV of this Master Plan. Exhibit 10 on page 23 shows the open space areas.

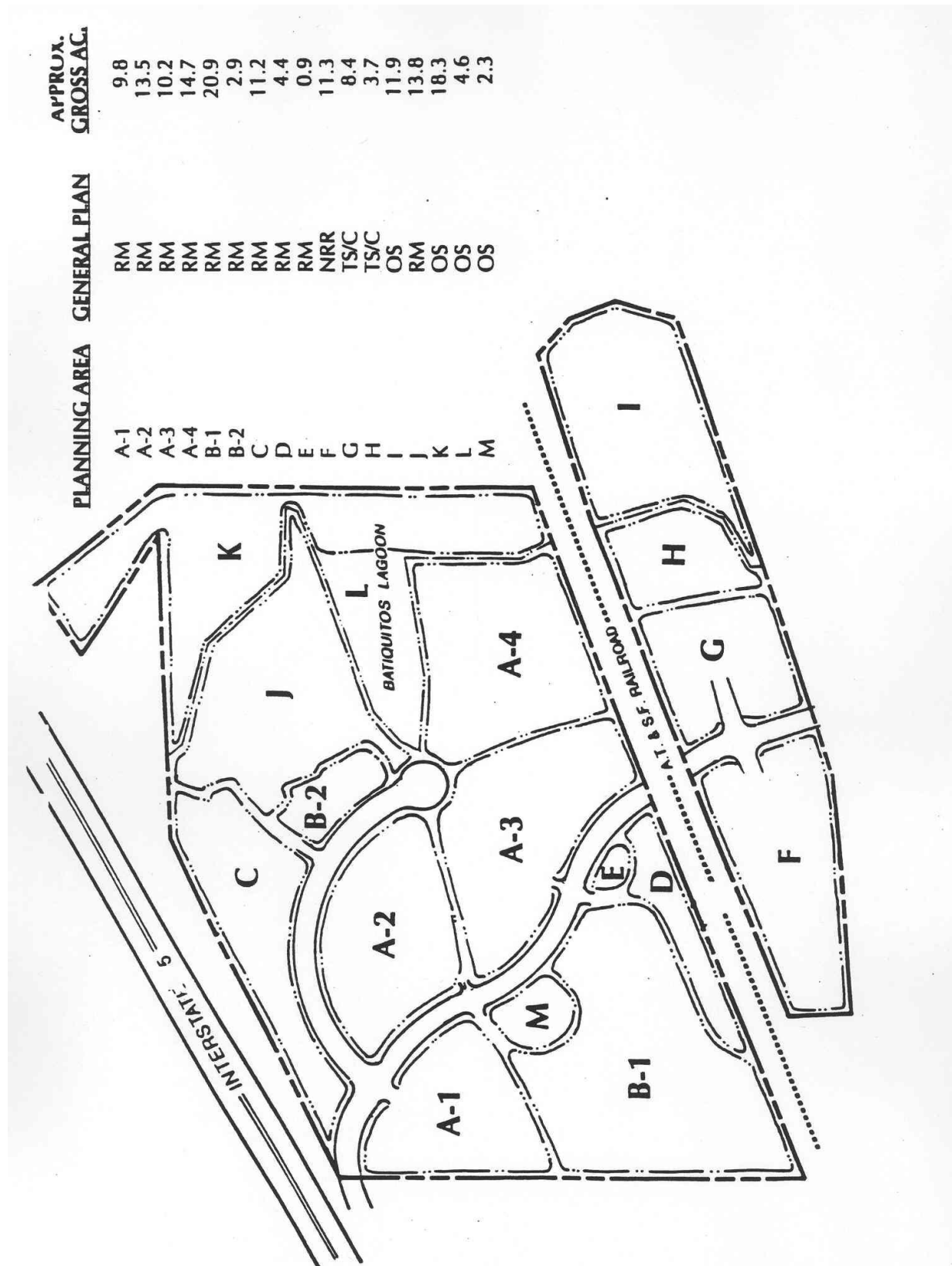
5. MASTER PLAN RELATED USES

a. Community Recreational Facility

A private Community Recreational Facility will be developed within Planning Area M. The community recreation facility will be approximately 2.3 acres in size. It will be located between Planning Areas A-1 and B-1, north of and adjacent to Avenida Encinas. The facility may consist of a swimming pool, spa, tennis courts, basketball courts, children's play areas, picnic areas, club house facility, and several flat grassy play areas. This planning area is further discussed on page 124 .

b. RV Storage Planning Area

Planning Area E is designated as the Recreational Vehicle Storage Area for the Poinsettia Shores Master Plan. The Planned Development Ordinance requires that a minimum of 20 square feet per unit of RV storage area shall be provided. The RV storage area for this Master Plan will be approximately 21,780 gross square feet in size, including but not limited to all entries, alleys, lanes and turn-arounds. For additional details regarding the RV storage area, see the description for Planning Area E on page 102.



POINSETTIA SHORES MASTER PLAN

LAND USE SUMMARY

Planning Area	Development Type and Review Process	Acres (1)		Residential (Units)		Non-Residential (Sq. Ft.)	
		General Plan	Maximum Units	Existing - 75	Existing - 75	Existing - 75	Existing - 75
I	RM	13.8	13.6	67	41		
A-1	RM	9.8	8.4	50	50		
A-2	RM	13.5	11.0	66	88		
A-3	RM	10.2	8.6	51	68		
A-4	RM	14.7	14.7	88	117		
B-1	RM	20.9	20.2	121	161		
B-2	RM	2.9	2.6	15	20		
C	RM	11.2	9.6	57	76		
D	MF	4.4	4.0	24 (3)	32 (3)	90 (4)	
E	RV Storage	0.9	0.5	3	4		
Residential Subtotal Future (3)		88.5	79.6	451	451		
Market Rate Density Bonus Units (5)							
F	Unplanned (6) SDP	11.3	10.7	0	0	38,600 square feet	
G	Travel Services/Commercial SDP	8.4	7.8	0	0	Plus 220 Hotel/TimeShare Units	
H	Travel Services/Commercial SDP	3.7	3.7	0	0	Total - 120,000 square feet	
I	Open Space	11.9	11.9	0	0	Including 150 Hotel Rooms and	
K	Open Space	18.3	18.3	0	0	25,000 sq. ft. for a Conference Center	
L	Open Space	4.6	4.6	0	0		
M	Recreation Center SDP	2.3	2.0	0	0		
Subtotal Future (3)		33.3	32.2	0	0		

- (1) The Planning Area acreage was determined by planimeter. Upon preparation of the Tentative Map, exact acreages will be determined.
- (2) Units are permitted to be transferred between the Planning Areas, however the number of units within any Planning Area may not be above or below the General Plan density range, except as allowed for utilization of density bonus units per the affordable housing chapter of this Master Plan.
- (3) Since Planning Area D is reserved as a potential affordable housing site and the units will be provided via a density bonus, the units shown in Planning Area D are not included in the subtotal of future residential.
- (4) Under Section 21.86 (6)(g) of the Density Bonus Ordinance, these units may be permitted to exceed the General Plan density range.
- (5) The Market Rate Density Bonus Units are additional units allowed under Section 21.86 (5) of the Density Bonus Ordinance.
The figure is derived by multiplying the maximum future dwelling units (451) by 25% to arrive at a 113 unit density bonus and subtracting the amount of required affordable units (90).
The equation: 451 Maximum Future Dwelling Units x 25 = 113 Density Bonus Units, 113 Density Bonus Units - 90 Affordable Units = 23 Market Rate Units.
Those units will either be added in Planning Area D or transferred into other Planning Areas. (See Chapter VII for more detailed information.)
- (6) A Major Master Plan Amendment is required prior to any development in this Planning Area. For purposes of public facility planning, 3.6 acres of Travel Services/Commercial use was assumed for this Planning Area.
NOTE: The number of units in Planning Areas B-1, B-2 and C exceed the Growth Control Point, however they are within the General Plan density range.
The total number of dwelling units within the Poinsettia Shores Master Plan will not exceed the total number of units allowed by Growth Management.

IV. OPEN SPACE AND RESOURCE PRESERVATION

A. INTRODUCTION

Approximately 46.0 acres or 28% of the Poinsettia Shores Master Plan consists of Open Space. Exhibit 10 on page 23 shows open space within the Master Plan. The open space provided within the Poinsettia Shores Master Plan complies with all applicable City ordinances and standards. As identified in the Zone 9 LFMP and consistent with the Citywide Facilities Improvement Plan, the Growth Management Open Space standard is already met for Zone 9 through the earlier preservation of the sensitive bluffs and slopes.

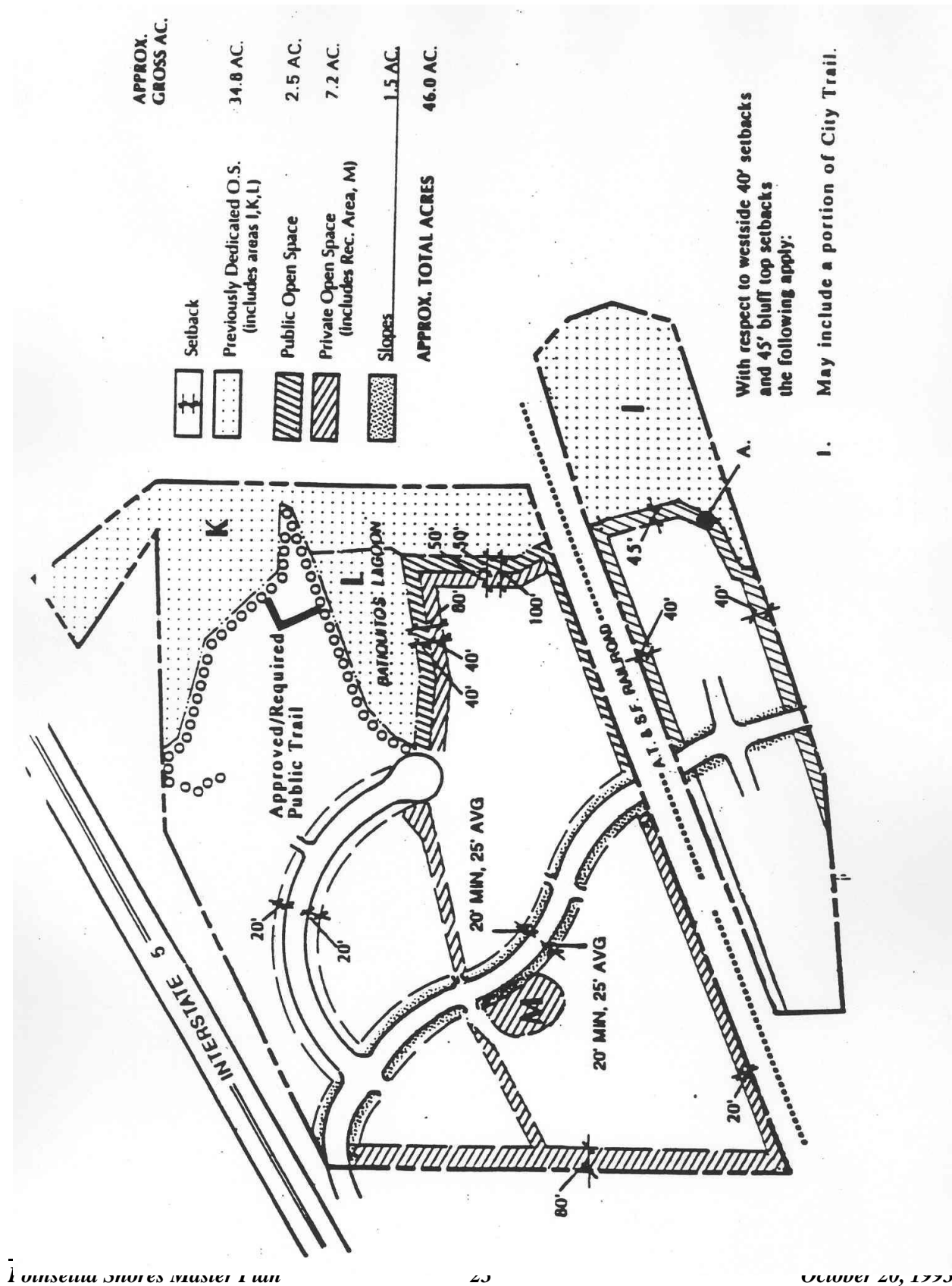
However, Per section 21.38.060 of the Carlsbad Municipal Code, the Planned Community Zone, all master plans must provide 15 percent of the total master plan area, in an integrated open space program which addresses: a) Open space for the preservation of natural resources; b) Open space for the managed production of resources; c) Open space for outdoor recreation; and d) Open space for public health and safety. As a result, the Poinsettia Shores Master Plan is required to provide a minimum of 15%, 24.4 acres, of open space. The following subsections explain how the Poinsettia Shores Master Plan complies with this requirement.

1. OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Approximately 34.8 acres of bluff and slope areas exist north of Batiquitos Lagoon in the southern portion of the Master Plan area. This portion of the Master Plan, Planning Areas I, K and L, has been dedicated to and accepted by the California State Lands Commission in fee title on September 11, 1986 and will be preserved in its natural state, with the exception of the existing desiltation basin on the east side of the railroad ROW and the planned desiltation basin on the west-side. The existing drainage desiltation basin will remain and be maintained by the Master Homeowners Association.

The following design guidelines have been developed to ensure that future development in the Poinsettia Shores Master Plan area provides for the preservation of these sensitive natural areas.

- a. Development of the Poinsettia Shores Master Plan Area shall provide for the preservation of the Batiquitos Lagoon bluff area as a significant visual and wildlife resource.
- b. The Batiquitos Lagoon bluff areas shall be preserved and mitigated as directed by the Department of Fish and Game, the Fish and Wildlife Service, and the Army Corp of Engineers.
- c. All development shall comply with the City's Hillside Development Ordinance and Planned Development Ordinance.
- d. All development shall comply with the requirements of Chapter 21.90 and the Zone 9 Local Facilities Management Plan.



2. OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

This area has not recently been used for agricultural purposes. No portion of the Master Plan will be reserved for the production of resources.

3. OPEN SPACE FOR OUTDOOR RECREATION

a. Community Recreational Center

This area will consist of approximately 2.3 acres and may include a swimming pool, spa, clubhouse, tennis courts and basketball courts.

b. Planning Area Recreational Facilities

Additional active and passive recreational facilities may be provided in the various planning areas. These common recreational facilities will be in conformance with the Planned Development Ordinance, chapter 21.45.090 of the Carlsbad Municipal Code. The size and location of each of these areas will be determined at the time of tentative map approval for each Planning Area.

4. OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

All slope areas over 15 feet in height will be maintained in open space. Each Planning Area shall provide for the dedication of open space easements for slope maintenance purposes at the time of final map or grading permit approval, whichever occurs first for that Planning Area.

Where deemed necessary by the Fire Marshall, a fire protection plan shall be implemented. Any irrigation system placed in the slope areas shall comply with the City of Carlsbad's Landscape Guidelines Manual.

B. BICYCLE/PEDESTRIAN TRAILS

1. INTRODUCTION

To encourage non-vehicular movement within the community, a system of pedestrian and bicycle trails has been developed. These trails allow residents to move freely about the Poinsettia Shores Community and access both the open space and recreation amenities provided. The pedestrian trail around the southern perimeter of the Master Plan is designated to take advantage of views of Batiquitos Lagoon and the Pacific Ocean. This trail is also designated to tie into a future citywide trail system, if one is developed. Exhibit 11 on page 27 shows the location and types of trails which will be provided. Exhibits 12 and 13 on pages 28 and 29 provides cross sections of the proposed trails.

2. DESCRIPTION

There are three trail types which are interconnected and allow movement throughout the community:

a. Bike Paths in Right of Way

Bikeways shall be provided on Avenida Encinas and Windrose Circle within this Master Plan. Bicycle racks and related facilities shall be provided at common recreational facility and commercial areas to encourage this mode of transportation.

b. Perimeter Pedestrian Trail

A pedestrian trail will be constructed around the southern perimeter of a portion of the project east of the railroad tracks. This trail will be open to the public as well as the residents of the Poinsettia Shores Master Plan. Sitting areas and viewpoints will be located to take advantage of back country, lagoon and ocean views. The location and design of these facilities are shown by exhibits 11 through 16 on pages 27 through 32. A-4 with public parking provided.

This trail shall be constructed to provide good drainage. A cross slope shall be maintained with a minimum two percent (2%) grade with berms and ditches utilized to prevent washouts of cuts and fills. Cut and Fill slopes created by the construction of the trail system will not exceed 2:1. Trail entrance signs will be posted at trail entrances and street crossings.

A Trail Construction Plan shall be provided for all planning areas containing public trails. The public trails alignment shall be as shown on the attached exhibit. The plan shall indicate that all trail alignments will be atop of the lagoon or railroad slopes and shall be constructed in the least environmentally-damaging manner. The public trail shall be a minimum width of ten feet measured inland from the top of the bluff edge or railroad embankment. The trail improvements shall include a minimum 5 foot wide improved accessway, fencing, trash receptacles and interpretive signage. In addition to the existing trailhead at Windrose Circle, two additional trailheads shall be provided: one at the southwest corner of Planning Area A-4 adjacent to the railroad right-of-way and one at the northwest corner of Planning Area A-3, adjacent to Avenida Encinas. These trailheads shall include appropriate directional signage and identification. The plan shall also include construction specifications, maintenance standards, and specify what party(ies) shall assume maintenance and liability responsibilities.

c. Internal Sidewalks and Trails

A heavily landscaped sidewalk will be provided along Windrose Circle. The location of this sidewalk is shown on Exhibit 11 on page 27. In addition, a pedestrian trail will run through the center of the project between areas A-1 and B-1 and areas A-2 and A-3 for the private use of the residents. The design of this trail is shown on Exhibit 17 on page 33.

3. LINKS TO CITYWIDE TRAIL SYSTEM

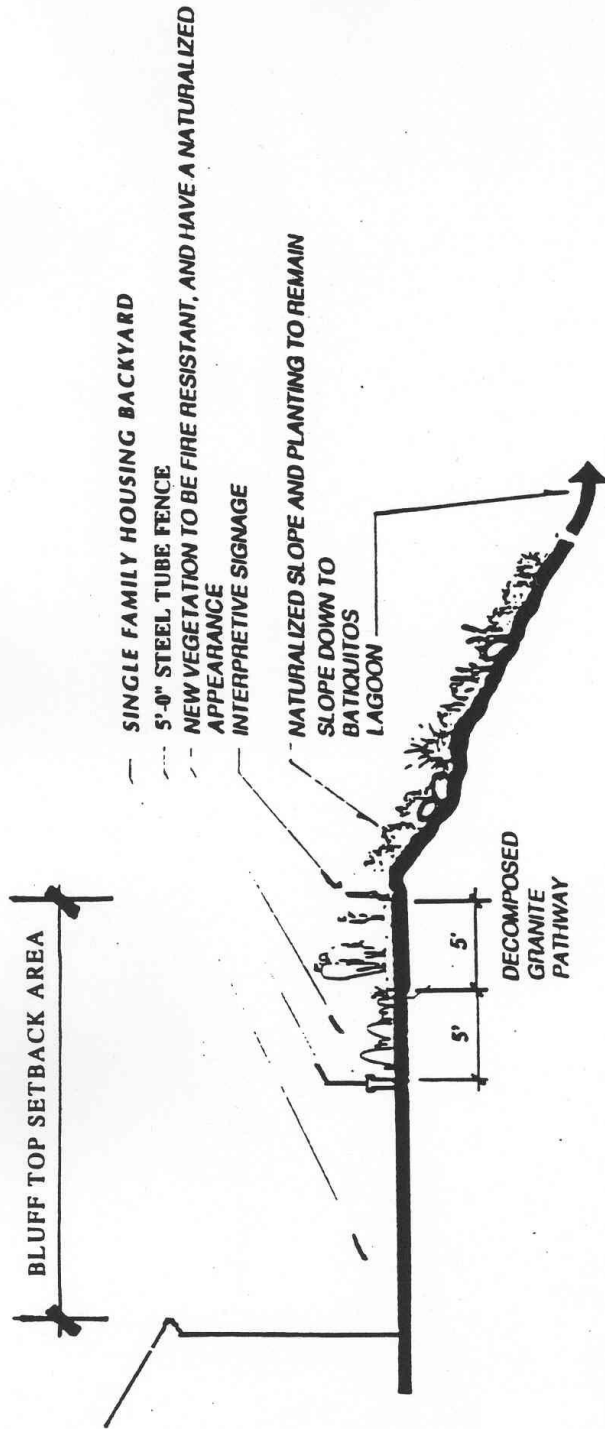
The bluff top trail could be linked to a future Citywide trail system if the City decides to develop such a system. The City has prepared a feasibility study of a Citywide trail system but has not approved its development at this time.

C. MAINTENANCE

Maintenance of open space and trails will be dependent upon whether the area in question is for the use of the general public ("public") or the exclusive use of Poinsettia Shores homeowners ("private"). Exhibit 10 on page 23 (Open Space Plan) shows which areas of the Master Plan Open Space will be public and which will be private. The Master Homeowners' Association shall be responsible for the maintenance of all private open space. The required/approved bluff top trail within Planning Area J, as well as all other common area open space and recreation facilities within Planning Area J, shall continue to be maintained by the homeowners' association in Planning Area J, unless the residents of Planning Area J vote to join the Master Homeowners' Association for Poinsettia Shores under the procedure discussed on page 119 of this Master Plan. In the event that the residents of Planning Area J vote to annex, then the Master Homeowners' Association shall provide for maintenance of the trail in area J, but not Planning Area J open space or recreation facilities.

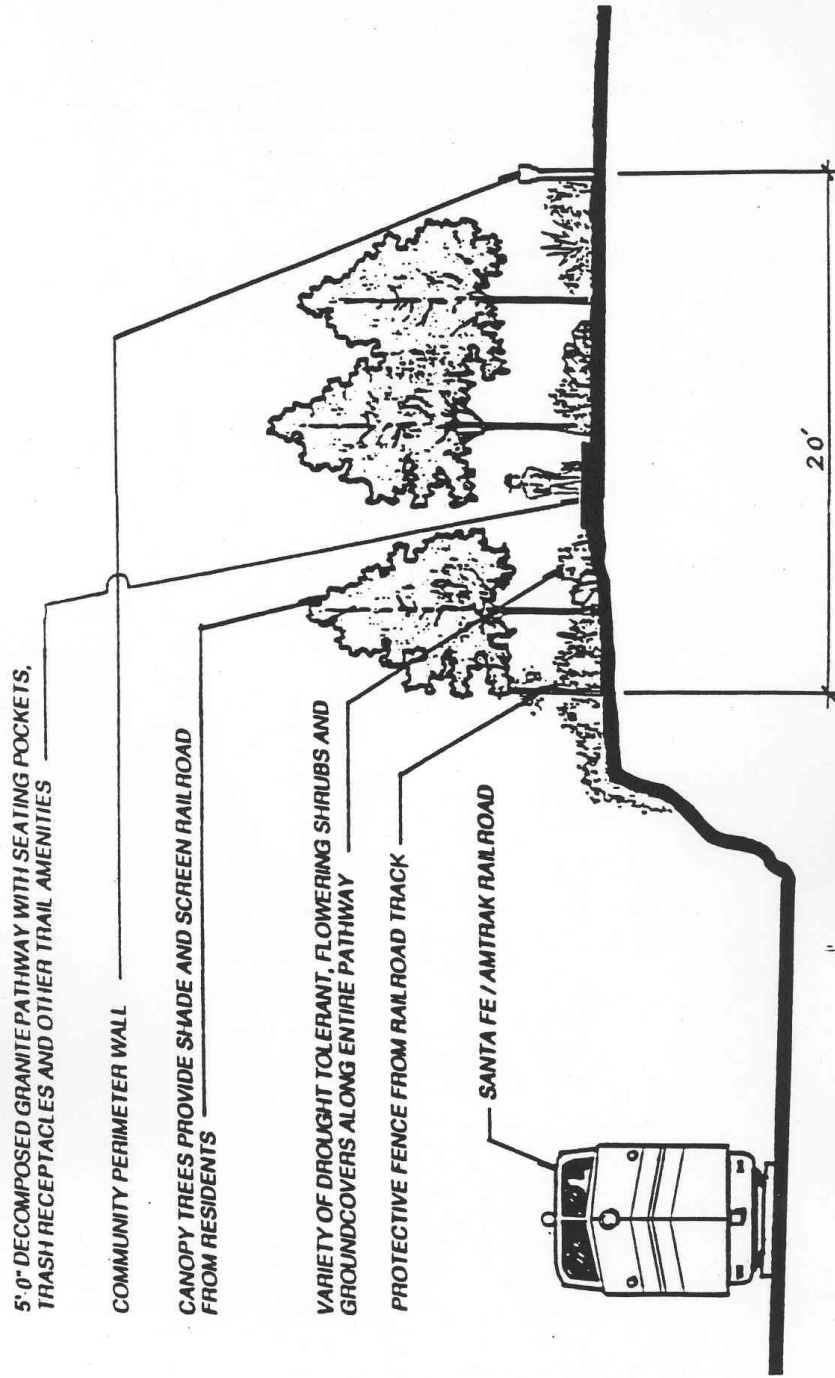
Maintenance and liability for all areas shown as public open space shall be the responsibility of a Citywide Open Space Maintenance District, if formed. In the event no district is formed, then these responsibilities shall be assumed by the Master Homeowners' Association. Maintenance of all previously dedicated open space shall remain as provided for at the time of its dedication.





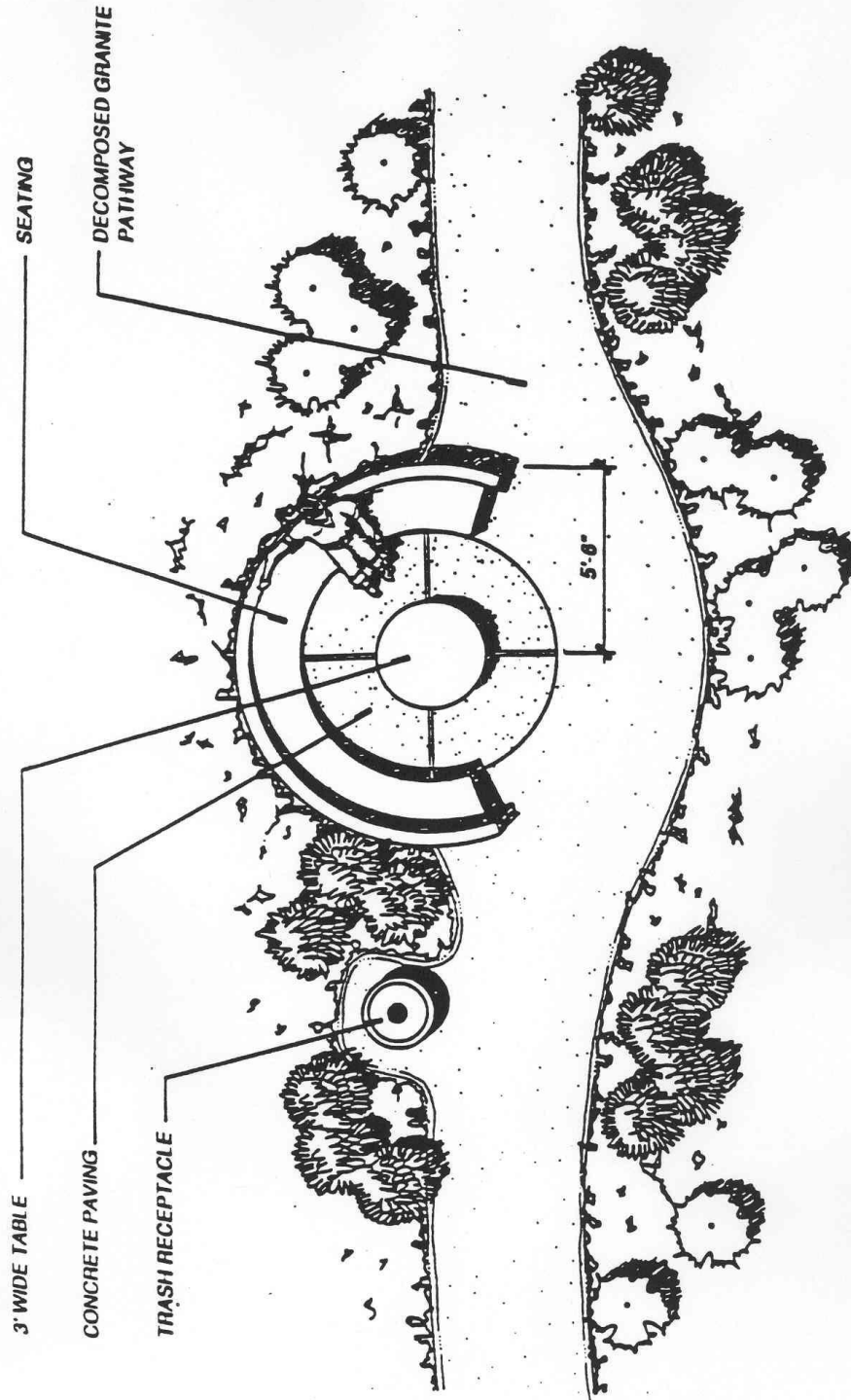
Note: This illustration is conceptual, final details of trails will be submitted with approved trail construction plan.

TYPICAL TRAILS SYSTEM ABOVE BATIQUITOS LAGOON
POINSETTIA SHORES MASTER PLAN



Note: This illustration is conceptual, final details of trails will be submitted with approved trail construction plan.

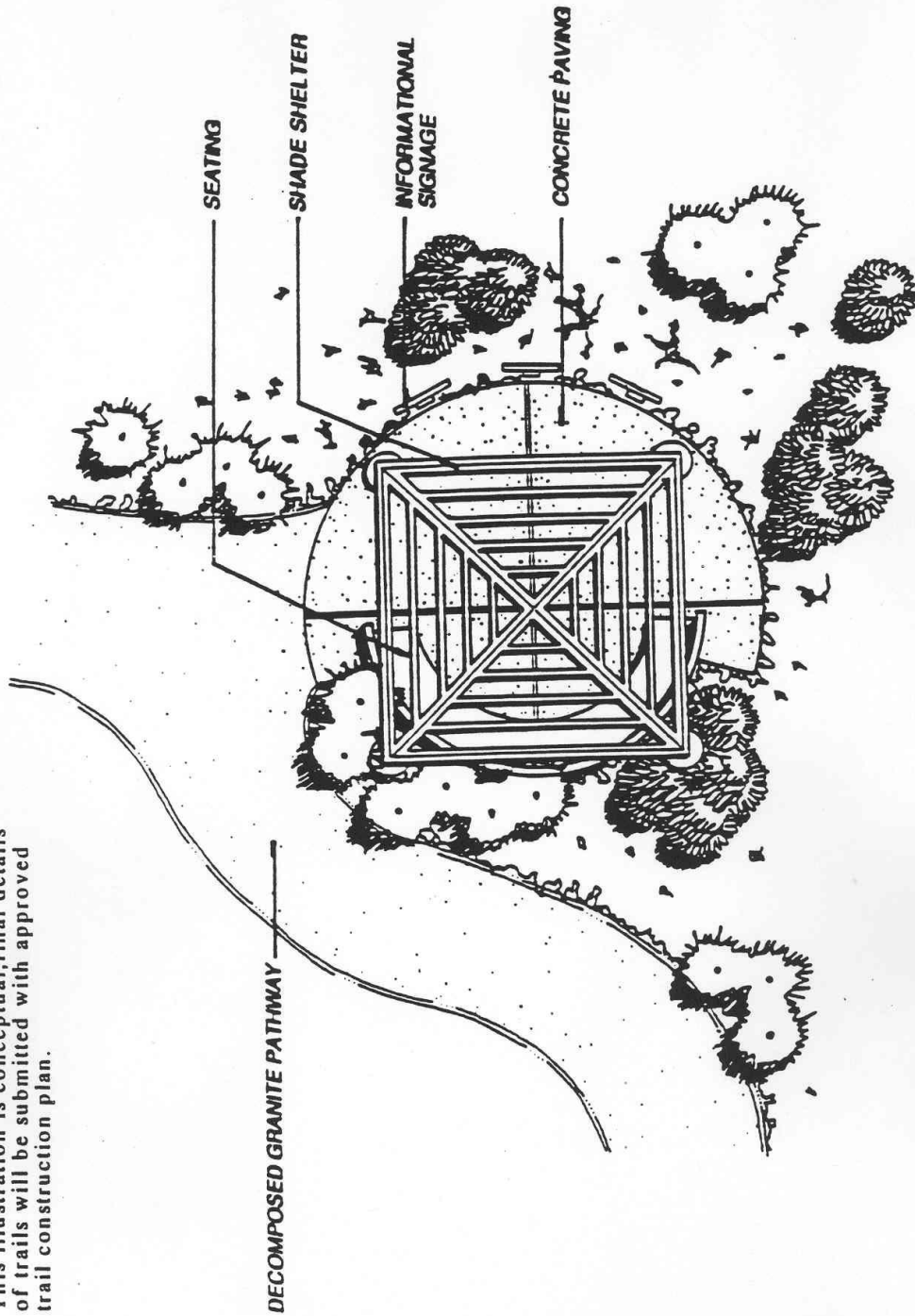
**TRAILS SYSTEM ADJACENT TO RAILWAY
POINSETTIA SHORES MASTER PLAN**



Note: This illustration is conceptual, final details of trails will be submitted with approved trail construction plan.

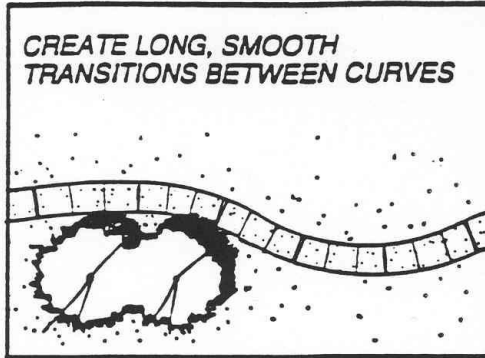
TRAILS SYSTEM - SEATING NODE
POINSETTIA SHORES MASTER PLAN
KAILOA POINSETTIA CORPORATION

Note: This illustration is conceptual, final details of trails will be submitted with approved trail construction plan.

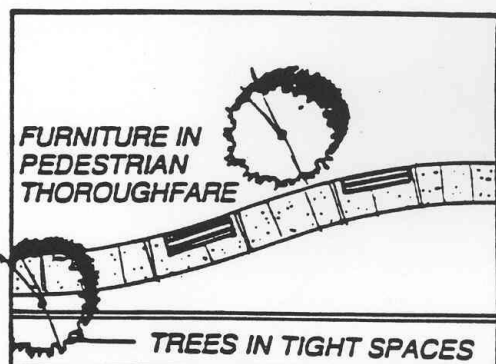
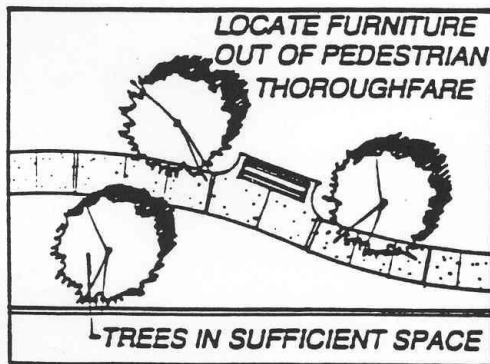
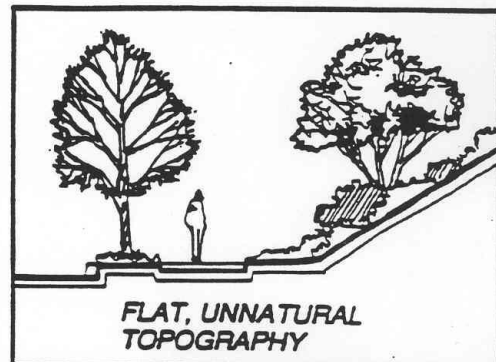
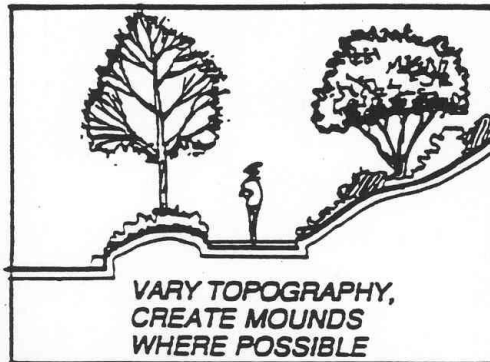
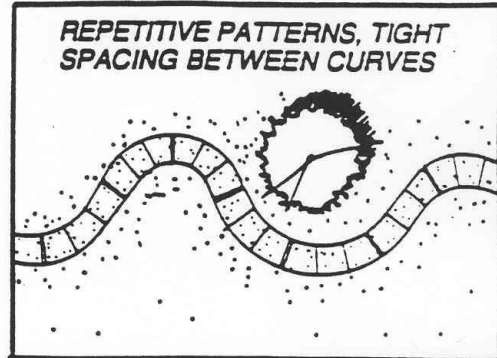


TRAILS SYSTEM - OVERVIEW AREA

DO THIS

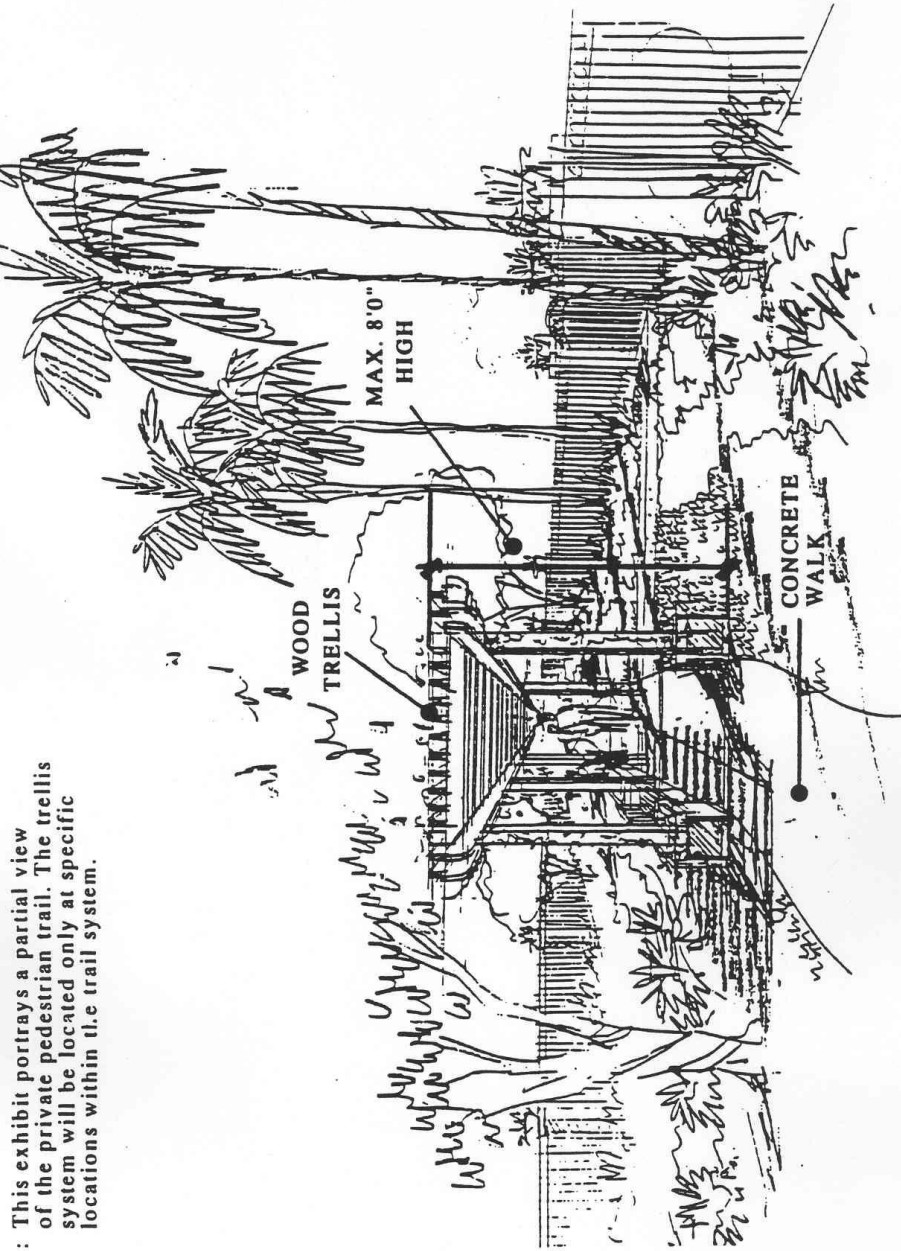


AVOID



PEDESTRIAN ACCESS GUIDELINES
POINSETTIA SHORES MASTER PLAN
KAIZA POINSETTIA CORPORATION

EXHIBIT 16



Note: This exhibit portrays a partial view of the private pedestrian trail. The trellis system will be located only at specific locations within the trail system.

PRIVATE PEDESTRIAN TRAIL
POINSETTIA SHORES MASTER PLAN

V. GRADING AND EARTHWORK

A. INTRODUCTION

The purpose of this chapter is to establish appropriate guidelines for grading in the Poinsettia Shores Master Plan area. Although most of the Poinsettia Shores area was previously graded under permits associated with the Batiquitos Lagoon Educational Park project, some additional grading will be needed to complete the construction of Avenida Encinas and complete finish grading which will create building pads which drain properly. Only Planning Area C has hillside conditions per Chapter 21.95 of the Carlsbad Municipal Code (Hillside Development Ordinance) which will necessitate enough grading to require a Hillside Development Permit. This permit will be reviewed concurrent with individual development plans for that Planning Area. Estimated grading quantities for the Master Plan are shown on Exhibit 19 on page 37 (Grading Concept). Final grading quantities will be determined through review and approval of tentative maps, final maps, and grading plans.

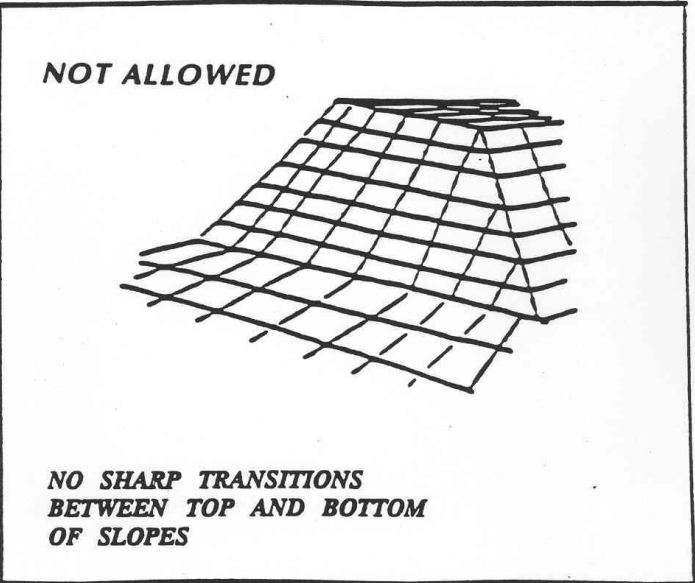
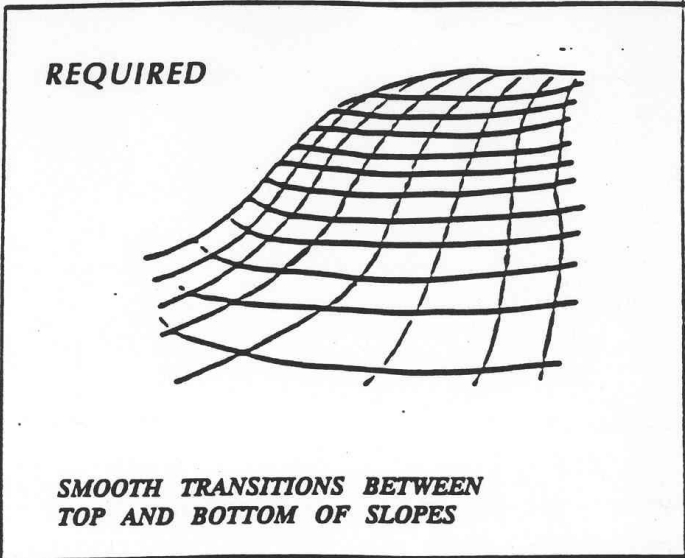
Grading for areas of the Master Plan to the west of the railroad ROW is provided only for Avenida Encinas construction. Planning Area F grading will be addressed with the Major Master Plan Amendment for this area. All other areas on the west-side will be consistent with the BLEP Master Plan grading guidelines.

B. GUIDELINES

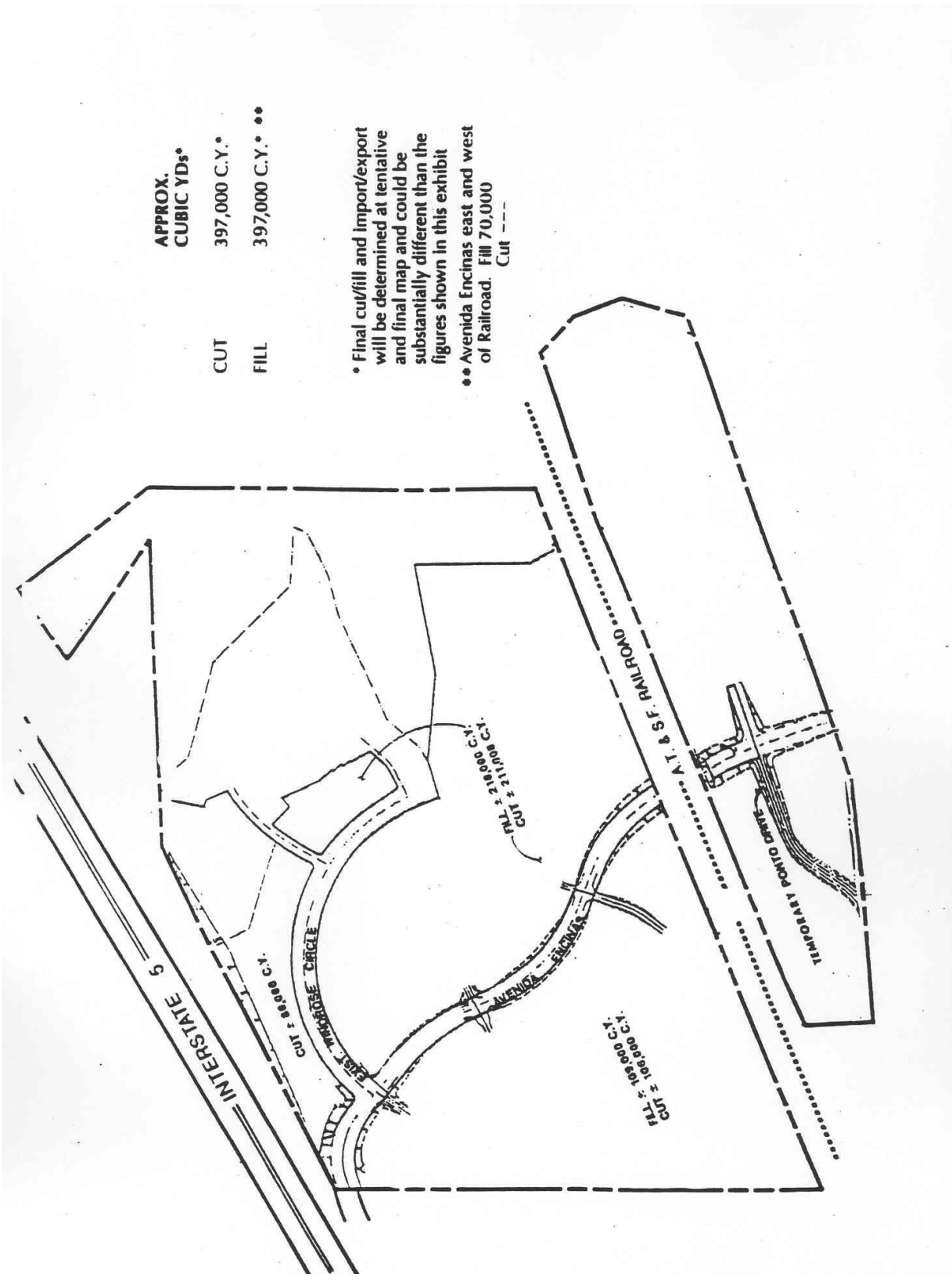
The following guidelines are hereby established to assure appropriate grading designs for the Poinsettia Shores Master Plan area.

1. Grading plans shall conform to the requirements of Chapter 21.95, 21.38.060, and Chapter 11.06 of the Carlsbad Municipal Code and the City of Carlsbad Design Guidelines Manual. Preliminary and final grading plans will be prepared in accordance with the Municipal Code for review by the City Engineer.
2. Grading shall be in compliance with the policies of the City's Hillside Development Ordinance.
3. All permanent manufactured slope banks in excess of three feet in height shall be constructed at a gradient of 2 to 1 (horizontal to vertical) or less. Any exceptions to this gradient must be approved by the City Engineer and Planning Director.
4. In areas where space is available within the site plan, manufactured slopes shall be contoured where possible to simulate natural terrain, except where rounding will conflict with the soil engineer's recommendations. Artificial appearing slopes with rigid angular characteristics shall not be allowed.
6. Phasing of grading within each Planning Area shall provide for the safety and maintenance of other Planning Areas already developed or under construction.
7. Phasing shall preclude, where possible, hauling of earth over residential streets or developed areas.

8. Grading permits may be issued after adequate review of grading plans by the City Engineer. These permits may be issued and grading may commence after approval of the Master Plan and Tentative Map but may not be issued prior to the recordation of the final map, unless approved by the City Engineer, Planning Director and the Community Development Director.
9. The developer shall include top-soil rollback and redisking on cut/fill slopes to ensure stability and growth.
10. Runoff and erosion shall be reduced by the construction of temporary and /or permanent desiltation basins identified within the Zone 9 Local Facilities Management Plan, or as superseded by a subsequent update to the Carlsbad Master Drainage Plan. Provision for maintenance and removal of deposited sediment must be made prior to final map approval. The plans for these basins must be approved by the City of Carlsbad Engineering Department.
11. Grading shall be phased so that all erosion control basins are installed with the grading operation of that phase to the satisfaction of the City Engineer.
12. Temporary runoff-control devices should be installed prior to any grading activities.
13. All graded areas shall have erosion control measures installed within 30 days after rough grading is completed. If permanent vegetation can not be installed within the 30 day period, temporary irrigation shall be installed, if required for the maintenance of the public health, safety and welfare.
14. If grading activities are scheduled such that landscaping and irrigation can not be completed prior to August 1 of any year, then in addition to hydroseeding or landscaping, the developer shall additionally jute mat or straw punch all exposed slopes to the satisfaction of the City Engineer.
15. All temporary slopes or flat areas not scheduled for development within 60 days shall be hydroseeded. Ninety percent (90%) germination is required by means of rainfall or with an irrigation system if rainfall is insufficient.
16. The application for grading permits must provide assurance to the City Engineer that manufactured slope banks will be properly landscaped consistent with the City's Landscape Manual.
17. Prior to or concurrently with an application for a grading permit, the applicant shall file for a National Pollution Discharge Elimination Permit (NPDES) with the Regional Water Quality Control Board.
18. All grading and erosion control shall comply with the West Batiquitos LCP. A Coastal Development Permit shall be obtained prior to the City issuing a grading permit.
19. No grading, modifications or alterations will be allowed to the lagoon bluffs or bluff tops.
20. No grading or manufactured slopes associated with adjacent private residential developments shall occur within public open space and setback areas.



GRADING GUIDELINES



	APPROX. CUBIC YDS*
CUT	397,000 C.Y.*
FILL	397,000 C.Y.**

* Final cut/fill and import/export will be determined at tentative and final map and could be substantially different than the figures shown in this exhibit

** Avenida Encinas east and west of Railroad. Fill 70,000 Cut ---

VI. PUBLIC FACILITIES

A. INTRODUCTION

The Poinsettia Shores Master Plan land area lies entirely within Local Facilities Management Zone 9. Concurrent with this Master Plan, the approved Zone 9 LFMP is being updated and amended. In particular, a new Circulation section in the LFMP amendment provides updated traffic analysis and conditions based on the Poinsettia Shores Master Plan. Facility requirements for the Poinsettia Shores Master Plan are identified in the existing Zone 9 Local Facilities Management Plan (LFMP), Zone 9 LFMP Amendment, or as superseded by a subsequent update to the Carlsbad Drainage Master Plan or the Zone 9 Finance Plan. Together these documents will address the eleven facilities and services required by the City's Growth Management Program.

B. FACILITIES BASIS of MASTER PLAN PHASING

The Zone 9 Local Facilities Management Plan and Amendment were prepared pursuant to Section 21.90 of the Carlsbad Municipal Code. The Zone 9 LFMP Amendment requires that a financing program guaranteeing the construction of required facilities must be approved prior to recordation of any final map, issuance of a building or grading permit, whichever occurs first in the Master Plan Area (Zone 9). The finance plan will link specific facility improvements to the Planning Area requiring those facilities for development.

Together the LFMP documents and the required Zone 9 Finance Plan will: (1) demonstrate how and when each required facility and improvement will be constructed to accommodate development within the Master Plan, and (2) provide a complete description of how each facility and improvement will be financed when mitigation is necessary. It is anticipated that the financing for construction of public improvements will be accomplished through an assessment district. The need for facilities will be determined as development occurs within the Master Plan area. Any Planning Area or portion of the Master Plan may develop so long as adequate facilities are provided to serve that Planning Area. In addition, prior to recordation of a final map, issuance of a grading permit or building permit for each planning area, the applicant shall demonstrate the adequacy and availability of public facilities and services.

Concurrent with the preparation of this Master Plan, a new Circulation section was prepared for the Zone 9 LFMP. The new Circulation section contained in the Zone 9 LFMP Amendment addresses changes to the Alignment and configuration of Avenida Encinas as discussed below. Circulation and roadway alignments for the Master Plan are discussed with exhibits in Chapter II.

Avenida Encinas

(Windrose Circle to Ponto Drive/Ponto Drive to Carlsbad Boulevard)

Avenida Encinas from Windrose Circle to Ponto Drive shall be dedicated to secondary arterial right-of-way width (84 feet), with construction of the road segment to 2 lanes to include:

- a. Construction of a bridge over AT&SF railroad;
- b. Intersection improvements at temporary Ponto Drive and Avenida Encinas including the installation of a traffic signal, if required by the City Engineer. The City Engineer may

approve an alternative intersection improvement upon the vacation of temporary Ponto Drive, if required by the City Engineer. The City engineer may approve an alternative intersection improvement upon vacation of temporary Ponto Drive.

In addition, the Zone 9 LFMP Amendment requires that Avenida Encinas from Ponto Drive to Carlsbad Boulevard shall be constructed to 4 lane secondary arterial standards including intersection improvements to Carlsbad Boulevard and Avenida Encinas.

The Zone 9 LFMP Amendment anticipates that these improvements will be needed by project build out, prior to the year 2000. However, the timing for these improvements may be required by the City Engineer to be accelerated in the form of conditions of approval on the first, or a subsequent, planning area development proposal (excluding any lots in Planning Area J), in order to provide access for future development in the Poinsettia Shores Master Plan area.

In addition to the facilities and services outlined in the LFMP documents, there is a Master Plan requirement (as a condition of development on the west-side) involving frontage improvements to Carlsbad Boulevard as discussed in Chapter II of this Master Plan, page 10. These frontage improvements apply only to the Master Plan area west of the railroad right-of-way.

Regarding school facilities, the following condition will be placed on every tentative map within the Master Plan:

"Prior to the approval of any final map or the issuance of any permits within the Poinsettia Shores Master Plan, the applicant for the final map or permit shall submit evidence to the City that impacts to school facilities have been mitigated in conformance with the City's Growth Management Plan to the extent permitted by applicable state law for legislative acts. If the mitigation involves a financing scheme such as a Mello-Roos Community Facilities District which is inconsistent with the City's Growth Management Plan including City Council Policy Statement No. 38, the developer shall submit disclosure documents for approval by the City Manager and City Attorney which shall disclose to future owners in the project, to the maximum extent possible, the existence of the tax and that the school district is the taxing agency responsible for the financing district. At a minimum, the project CC&Rs shall require maximum disclosure and signed statements for disclosures upon transfer of residential property."

VII. AFFORDABLE HOUSING

The intent of this chapter is to describe the Poinsettia Shores Master Plan's compliance with the requirements of Carlsbad's adopted Housing Element and with applicable ordinances which implement the policies and programs of the Housing Element.

A. AFFORDABLE HOUSING REQUIREMENTS

The City of Carlsbad's Housing Element as implemented through its Inclusionary Housing Ordinance (Chapter 21.85 of the Carlsbad Municipal Code), currently requires that at least 15% of the dwellings in a Master Plan be affordable to lower income households. For the Poinsettia Shores Master Plan, this equates to a minimum of 68 affordable units [(the base or 451 future Master Plan units) x (.15) = 68]. The Housing Element and implementing ordinances (Inclusionary and Density Bonus) allow the use of several alternatives and incentives for providing affordable housing. The following section describes the alternatives selected for the Poinsettia Shores Master Plan.

B. POINSETTIA SHORES COMPLIANCE

The Poinsettia Shores Master Plan proposes that additional affordable housing units be provided, over and above the requirements of the Housing Element, through the granting of Density Bonus at time of first tentative map approval for the Master Plan. Under the provisions of Section 21.86 of the Carlsbad Municipal Code (Density Bonus Ordinance), a 25% density bonus may be granted through review of discretionary permits for tentative maps, parcel maps, planned unit developments, condominium permits, site development plans and redevelopment permits. Although the Density Bonus will not be formally adopted until the time of first tentative map approval, for planning purposes, the proposed density bonus has been incorporated into the maximum number of units allowable under this Master Plan. This equates to 113 density bonus units, in addition to the 451 units allowed per Growth Management. In order for the Density Bonus to be utilized, a minimum of 20% of the Master Plan's 451 homes must be provided as affordable housing (rather than 15% as under the Inclusionary Ordinance). Therefore, upon approval of the Density Bonus, the Poinsettia Shores Master Plan will provide a total of 90 dwelling units ($451 \times .20 = 90$) affordable to lower income households. This will leave 23 units of the density bonus for use as market rate units within the Master Plan area ($113 - 90 = 23$ units). These 23 units and the 90 affordable units are in addition to the 451 base units, so that the total Master plan unit count is 564 (excluding Planning Area J).

Planning Area D is designated as the Master Plan's affordable housing site. Consistent with the provisions of Section 21.85.110 of the City's adopted Inclusionary Housing Ordinance, affordable housing as required for the Poinsettia Shores Master Plan may be provided at an alternative offsite location, if an Affordable Housing Agreement between the City and the property owner is developed and approved. If no alternative site is provided, then required affordable housing shall be provided onsite in Planning Area D of Poinsettia Shores. Phasing of affordable housing shall be determined through the Affordable Housing Agreement pursuant to the provisions of Section 21.86.020.

The 23 market rate units from the proposed Density Bonus would be utilized where possible in one or more of the following planning areas: A-1, A-2, A-3, A-4, B-1, B-2, or C. If offsite affordable housing is provided for through an Affordable Housing Agreement, the 23 market rate units from the proposed Density Bonus would be located in Planning Area D. These would be developed as cluster single-family product type as described in Chapter XI, under Planning Area D. In this event, if all of the 23 units cannot be accommodated in Planning Area D, then the remaining units may be transferred to other Planning Areas (specified above) within the east-side of the Master Plan. Per the City's

Density Bonus Ordinance, these units may exceed the Growth Management Control Point or the maximum units allowed by the Master Plan for any given area.

In conjunction with the Density Bonus, additional incentives are also required to be granted to the Density Bonus applicant. For the Poinsettia Shores Master Plan, one additional incentive will be design modifications within any of the Planning Areas to the Planned Development Ordinance standards and/or other City policies. The modifications shall be either as set forth in this Master Plan or approved subsequently by the Planning Director, City Engineer and approved by the California Coastal Commission.

C. GENERAL CONDITIONS

Notwithstanding the above noted affordable housing provisions of this Master Plan, the following affordable housing conditions shall apply:

1. This affordable housing plan serves to implement the general plan in conjunction with related affordable housing ordinances. Unless otherwise specified in the Affordable Housing Chapter or the "Planning Area D" section of the Planning Area Development Standards Chapter of this Master Plan, the requirements of Title 21.85 (Inclusionary Housing) and Title 21.86 (Density Bonus) shall apply.
2. All projects proposed within the master plan shall be consistent with the policies and programs contained in the City's General Plan and Housing Element and any related municipal code sections including, Title 21.85 "Inclusionary Housing", and Title 21.86 "Density Bonus".
3. No building permit for any affordable housing project of any size shall be issued unless one of the following occurs (See condition 6 below for additional detail):
 - 1) A Site Development has been approved for the project. The Site Development Plan shall be processed pursuant to Chapter 21.06 (Qualified Development Overlay Zone) of the Carlsbad Municipal Code.
 - 2) The affordable housing requirement is mitigated by an offsite project, as demonstrated by an acceptable Affordable Housing Agreement or a Site Development Plan.
4. Prior to approval of a final map or, where a map is not being processed, prior to the issuance of building permits for any residential project subject to affordable housing requirements the developer shall demonstrate compliance with this section of the master plan by the preparation and approval of an Affordable Housing Agreement.

The Affordable Housing Agreement shall comply with all the requirements of Section 21.85.160 of the Carlsbad Municipal Code. The agreement shall be recorded, and the relevant terms and conditions therefrom filed and recorded as a deed restriction on those individual lots or units of a property which are designated for the location of affordable housing units. The Affordable Housing Agreement may call for an offsite mitigation plan instead of onsite mitigation.

5. The required affordable housing units shall be constructed concurrent with market rate units unless both the final decision making authority of the City and developer agree within the Affordable Housing Agreement to an alternative schedule for development of offsite

mitigation.

6. Concurrent with submittal of the first Planning Area Tentative Map/Planned Development Permit or Site Development Plan within the east-side of the Poinsettia Shores Master plan, one of the following shall be submitted:
 - 1) a Site Development Plan (SDP) for the Affordable Housing in Planning Area D. If an SDP for onsite affordable housing in Planning Area D is submitted, this SDP must be approved prior to or concurrent with the approval of the Planning Area Tentative Map/Planned Development Permit or Site Development Plan in question; or
 - 2) an offsite Affordable Housing Agreement for conversion of existing dwelling units to affordable housing. If this option is chosen, the Affordable Housing Agreement must be approved prior to or concurrent with recordation of a final map for the Planning Area in question.
 - 3) A Site Development Plan (SDP) for a proposed offsite Affordable Housing project. If an SDP for offsite affordable housing is submitted, this SDP must be approved prior to or concurrent with the approval of the Planning Area Tentative Map/Planned Development Permit or Site Development Plan in question.

Submittal of a draft of one of these items is required in order to complete the Planning Area Tentative Map application. The phasing of construction for affordable housing units shall be determined through one of the three mechanisms identified above (See Affordable Housing Chapter for additional details).

VIII. LOCAL COASTAL PROGRAM COMPLIANCE

The Poinsettia Shores Master Plan area falls within the Coastal Zone. The area falls within the West Batiquitos Lagoon Local Coastal Plan (LCP) which provides policies and development guidelines for compliance with the state coastal act.

All proposed development in the Poinsettia Shores Master Plan area shall be in compliance with the requirements of the West Batiquitos Lagoon LCP policies and provisions, including guidelines for the development of steep slopes covered with native vegetation, grading and the provision of erosion control devices.

A Coastal Development Permit must be obtained prior to development of any Planning Area. Please see Section B of Chapter XI and Exhibit 31 for details on timing and requirements for such permits.

The LCP Amendment which accompanies the Poinsettia Shores Master Plan is required due to the land use changes proposed by the Poinsettia Shores Master Plan. The Poinsettia Shores Master Plan proposes to change the current land use designations from those approved with the Batiquitos Lagoon Education Park Master Plan. The proposed land use designation changes involve the redesignation of the land uses east of the AT & SF Railroad right-of-way from a private school with research and development to residential of varying product types. In addition, the proposed land use changes require text changes to the LCP, specifically to the land use descriptions. These proposed changes require a Major Local Coastal Program Amendment.

The development of the Poinsettia Shores Master Plan area will require the payment of the balance of the Agricultural Mitigation Fees as required by the LCP. As identified in the local Coastal Program for West Batiquitos Lagoon, a portion of the required fees were paid upon the development of Planning Area J (Rosalina). There remains a balance due to be paid to the California Coastal Conservancy for the remaining 60 acres. Agricultural Mitigation Fees are required prior to be paid to the California Coastal Conservancy for any further development on the east-side of the Master Plan, except for Planning Areas C, B-2 and J for which fees equal to the conversion of 40 acres have been paid previously. In the applicable Planning Areas, these fees shall be paid for the amount of land proposed for conversion within that Planning Area. Mitigation fees collected shall be secured prior to final map recordation and paid prior to issuance of a grading permit.

This condition also applies to grading for roadway construction in that, prior to issuance of a grading permit for any roadway in the Master Plan which is not specifically within a Planning Area for which Agricultural Mitigation Fees have already been paid, payment of Agricultural Mitigation Fees shall be made for the portion of land being graded and improved for the roadway. Please see the West Batiquitos Lagoon Local Coastal Program Amendment, processed and approved concurrently with this Master Plan.

IX. ENVIRONMENTAL COMPLIANCE AND REVIEW

The Poinsettia Shores Master Plan has complied with the California Environmental Quality Act (CEQA) through completion of appropriate environmental documentation and disclosure to the public and decision makers.

With the approval of the previous (BLEP) Master Plan, an environmental impact report was certified (EIR 84-03) for the Master Plan property. All environmental impacts associated with BLEP have been identified and mitigation measures are in place where appropriate. The new Poinsettia Shores Master Plan proposes the elimination of the private school campus, including the associated recreational commercial uses, but retains the residential uses. These uses are of lesser intensity than the previously approved educational park with less traffic and public facilities impacts.

The Poinsettia Shores Master Plan applicant completed and submitted to the City a full Environmental Impact Assessment, including up to date technical studies for noise and traffic impacts. Based on this information, the City of Carlsbad issued a Mitigated Negative Declaration for the proposed project which requires mitigation for any potentially significant impacts to reduce them below a level of significance. The Mitigated Negative Declaration incorporates analysis from the certified EIR and outlines the necessary mitigation on a Master Plan level to offset any potential impacts to archaeological, paleontological, visual resources, and noise impacts.

The Mitigated Negative Declaration incorporates a Mitigation Monitoring Program, pursuant to applicable state law, which is reprinted in Appendix B of this Master Plan to ensure compliance during the implementation of the Master Plan. Implementation of this monitoring program assures Poinsettia Shores Master Plan compliance with the California Environmental Quality Act.

X. MASTER PLAN THEME ELEMENTS

This chapter addresses some common design elements that will be used throughout the Poinsettia Shores community to provide visual cohesiveness and order, and to establish a strong sense of place and belonging. Each element is defined through text and/or illustrations. The elements covered in this chapter are: Landscaping, Entry Design, Fencing, Signs, and Lighting. Site-specific design criteria for each planning area is established in Chapter X.

A. LANDSCAPE GUIDELINES

The purpose of the landscape plan is to visually reinforce the patterns established by the Master Plan and communicate the overall landscape concept of the Poinsettia Shores community. This plan will serve as a guide to assure that individual projects will be compatible within the comprehensive landscape plan for the overall community. Landscape plans shall be submitted for each Planning Area concurrent with applications for discretionary development approvals for that Planning Area. All landscape plans shall be prepared in accordance with the City's Landscape Manual unless specified otherwise in this chapter or the design criteria specified in Chapter XI of this Master Plan. All new construction shall be landscaped in accordance with the City approved Landscape Plan for that Planning Area and be subject to City inspection of adequate maintenance levels.

Trees will be one of the dominant thematic elements used to create a logical sense of order, continuity and contrast throughout the community. Trees will be pre-selected to provide the necessary guidance to the various parties responsible for implementing and administering the landscape program. Plant lists are generally descriptive of the type and character of each planting community or zone. Additional species may be included in final landscaping plans.

1. MASTER LANDSCAPE CONCEPT

The major components of the landscape design are the existing Batiquitos Lagoon bluff areas, ocean view corridors, trail corridors, streetscape and accent plantings. The Master Landscape Concept proposes the use of a specific list of trees designed to reinforce the project's coastal setting and create a sense of neighborhood. Upon ultimate development, Poinsettia Shores Master Plan area will feature:

- A public trail system along the southern perimeter of the project with seating nodes and overview areas to the Batiquitos Lagoon.
- A private trail system within the community as well as other recreational amenities.
- A streetscape on Windrose Circle and Avenida Encinas with focal palms and citrus trees along with accent signage, flowering shrub masses, limited turf, and meandering sidewalks.
- Buffering and screening of adjacent mobile home park by use of large shrubs and/or trees.

Visually strong avenues of trees will line the primary streets. Mexican Fan Palms and Citrus Trees will provide additional focus along Windrose Circle and Avenida Encinas at the community entries and at the community recreational facility. If Citrus Trees are utilized, then they shall be placed out of the public right-of-way or maintained by the Homeowners Association subject to City approval. Colorful plantings will also accent the entries, focal areas, and provide visual relief along the streetscapes.

Streetscapes for General Plan roadways are prescribed by the City's landscape manual. A landscape setback will be provided along all arterial roads within the Master Plan area. The setback will buffer residential units and commercial areas from traffic through the use of mounding, walls and landscaping, thus providing an area for a common community landscape theme to mature. The setback distance measured from the right-of-way will be (at an average) as follows:

Carlsbad Boulevard	40 feet
Avenida Encinas	25 feet

a. Streets (dominant, support trees)

Landscaping of streets will provide continuity throughout the community and create the appropriate link with adjacent areas. Streets within the Poinsettia Shores Master Plan area will reflect the "community design theme" and be selected from the appropriate tree list and be located as a single species per street.

- Avenida Encinas will continue existing tree patterns established by the City of Carlsbad.
- Windrose Circle will incorporate the palm and citrus theme as stated previously.

b. Planning Area (theme trees)

Each Planning Area may have its own distinctive theme reflective of its plant community location.

c. Entries (accent trees)

Entries are in two categories:

- Primary Project Entry (community entry)
- Primary Planning Area Entry

Accent trees will be used to contrast with designated street trees. Major entry accent trees will be pre-selected; however, the primary and secondary entry trees will be selected by the developer subject to approval by the City's Planning Director.

d. Focal Accent Points

Flowering accent trees will be used at these major and minor focal points to provide distinctive contrast.

e. Slopes

Permanent Landscaping for slopes will be designed to soften the appearance of the slope and to visually soften the transition between slope and pad areas (See Exhibit 21 on page 52). Plantings shall be chosen from the appropriate landscape zone while complimenting the applicable plant community and maintaining view opportunities.

2. COMMUNITY TREE LIST

a. Streets

Avenida Encinas

Dominant tree - Podocarpus Gracilior - Fern Pine
Support tree - Tristania Conferta - Brisbane Box

Windrose Circle

Dominant tree - Washingtonia Robusta - Mexican Fan Palm
Support tree - Citrus Species - Orange Tree

Carlsbad Boulevard

Dominant tree - Washingtonia Robusta - Mexican Fan Palm
Support tree - Cupressus Macrocarpa - Monterey Cypress

Collector Streets (Planning Areas)

Tree varieties - Brachychiton Populneus - Bottle Tree
Cinnamomum Camphora - Camphor Tree
Pyrus Kawakamii - Evergreen Pear
Podocarpus Gracilior - Fern Pine

3. LANDSCAPE AND IRRIGATION STANDARDS

All landscape installation and irrigation systems shall conform to the City of Carlsbad's Landscape Manual.

4. MAINTENANCE

All landscape maintenance shall conform to the City of Carlsbad's Landscape Manual and project CC&Rs. In general, the overall appearance of the landscape shall be neat, healthy and free of weeds and debris. All new construction shall be landscaped in accordance with a City approved Landscape Plan, and subject to City inspection of adequate maintenance levels.

Maintenance of landscaping will be dependent upon whether the area in question is for the use of the general public ("public") or the exclusive use of Poinsettia Shores homeowners ("private"). Exhibit 10 on page 23 (Open Space Plan) shows which areas of the Master Plan Open Space will be public and which will be private. The Master Homeowners' Association shall be responsible for the maintenance of all private open space, except for that in Area J. Open Space as defined here does not include individual lots owned by a single homeowner. The required/approved bluff top trail and its open space within Planning Area J shall continue to be maintained by the homeowners' association in Planning Area J, unless the residents of Planning Area J vote to join the Master Homeowners' Association for Poinsettia Shores under the procedure discussed on page 119 of this Master Plan. In the event that the residents of Planning Area J vote to annex, then the Master Homeowners' Association shall provide for maintenance of the trail in area J, but not its open space.

Maintenance and liability for all areas shown as public open space shall be the responsibility of a Citywide Open Space Maintenance District, if formed. In the event no district is formed, then these responsibilities shall be assumed by the Master Homeowners' Association.

5. STREETScape LANDSCAPING

The streetscape scene is comprised of the relationship between buildings, structures, street scale, adjacent view/vistas, signage, landscaping and street furnishings.

6. PLANT SIZES

Streetscape trees shall be a 15 gallon minimum size with larger sizes planted on collector streets and Windrose Circle. Specimen trees may be utilized at project entries and other focal points. Five percent (5%) of the trees shall required to be 24" box specimens.

Groundcover shall be hand planted consistent with the City's Landscape Manual to insure quick cover and to reduce erosion. Additional shrubs and trees shall be planted from a minimum size of 1 gallon containers at no less than the minimum rate required by erosion control standards. Larger sizes and quantities are anticipated in Zone 1 areas and in other highly visible areas.

7. LANDSCAPE ZONES

The Landscape Communities have been assigned Landscape intensity classifications based on the intensity of maintenance and water requirements per the City of Carlsbad Landscape Manual. A brief description of each zone is as follows:

a. Zone One: Lush Landscapes

Lush Landscaping is used along the streets, around entry monuments and in the recreation center where lush, green, flowering landscape are required. These are high maintenance areas and will require significant amounts of irrigation. Consideration will be given to water conservation measures where appropriate.

b. Zone Two: Refined Landscape

Refined landscape are those which require less intensive maintenance practices (such as mowing, pruning, etc.) and less water. Their appearance is unmanicured but well kept. These areas are primarily slopes found in private rear yards and along main streets.

c. Zone Three: Naturalizing Landscape

Naturalizing landscape shall be planted for low use areas that do not have a refined appearance but are not native - a transition between the two. It should be able to naturalize and become self sustaining once established.

d. Zone Four: Native Landscape

Areas of existing vegetation planned for low-level active use where existing vegetation is retained with very little modification. It will require a minimal level of maintenance (usually periodic control of debris and minor clearing for seasonal fire protection) and no supplemental irrigation. This type of landscaping exists in major open space areas along the Batiqitos Lagoon bluff.

e. Fire Protection Zone

This zone is designed to help resolve the potential dangers of development adjacent to fire hazard areas. The fire protection program utilizes Landscape Zones Two, Three and Four to create and maintain a fire control landscape, as shown on Exhibit 20 on page 51. Plants used here are specifically selected for their fire retardant and low fuel characteristics.

Landscaping Zones One through Four, plus the Fire Protection Zone will be implemented.

8. PLANT MATERIALS

a. Zone 1: Lush Landscapes

Trees - Alnus Rhombifolia
 Metrosideros Excelsus
 Salix Babilonica

Shrubs - Agapanthus Africanus
 Fatsia Japonica
 Ferns
 Phoenix Roebelenii
 Liriope
 Begonias

Groundcover - Hedera Helix
Fragaria Chiloensis
Vinca Minor

b. Zone 2: Refined Landscape

Trees - Ginkos Biloba
Brachychiton Populneum
Erythina Caffra
Cupaniopsis Anacardioides

Shrubs - Euryops
Leptospermum
Pittosporum (all)
Raphiolephis
Escallonia
Photinia

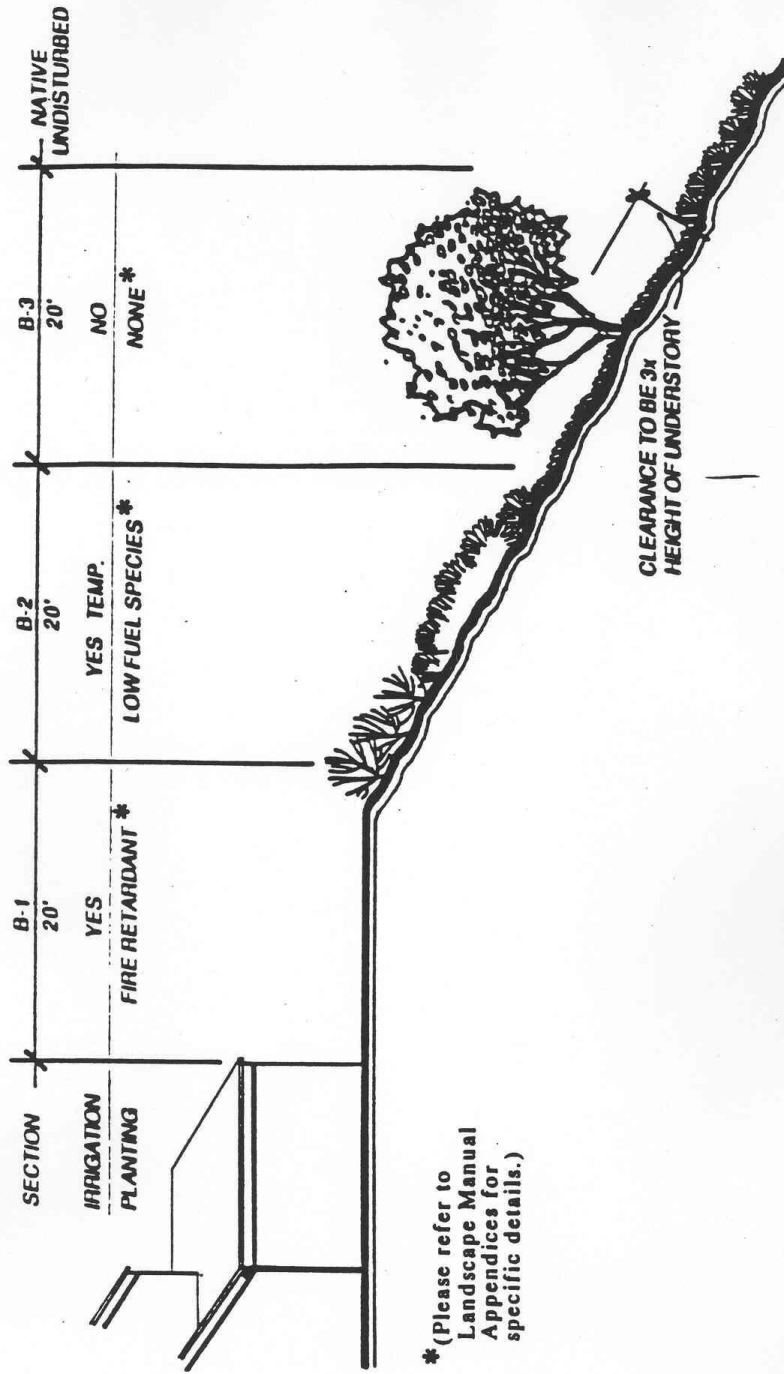
Groundcover - Lantana Monte Vidensis
Lampranthus Species
Gazania Species

c. Zone 3: Naturalizing Landscape

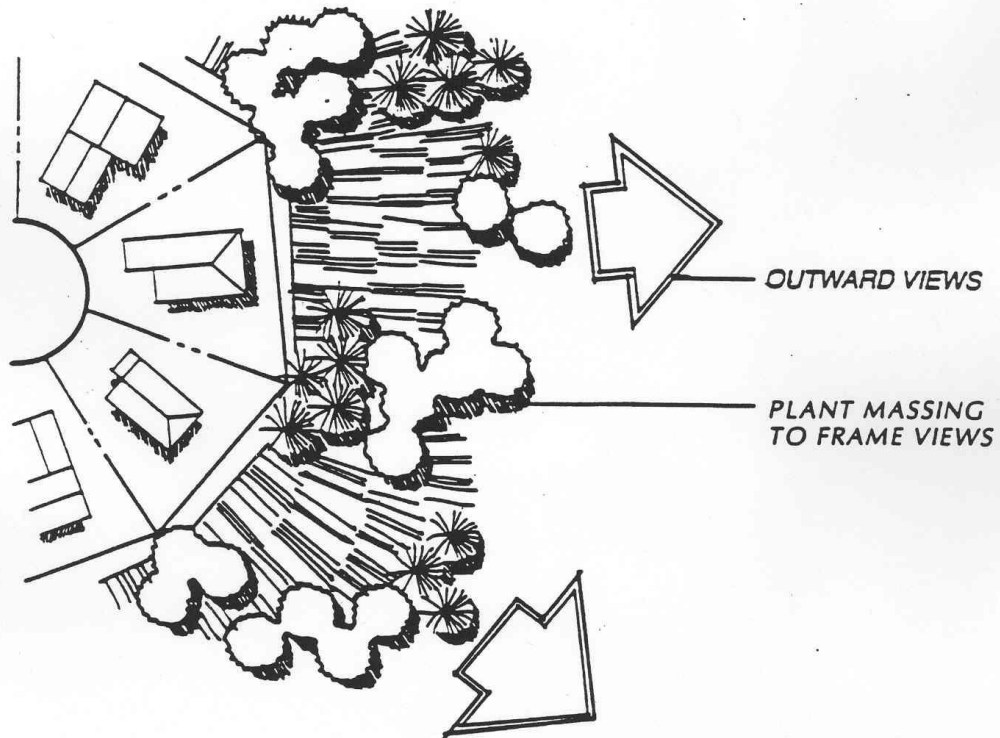
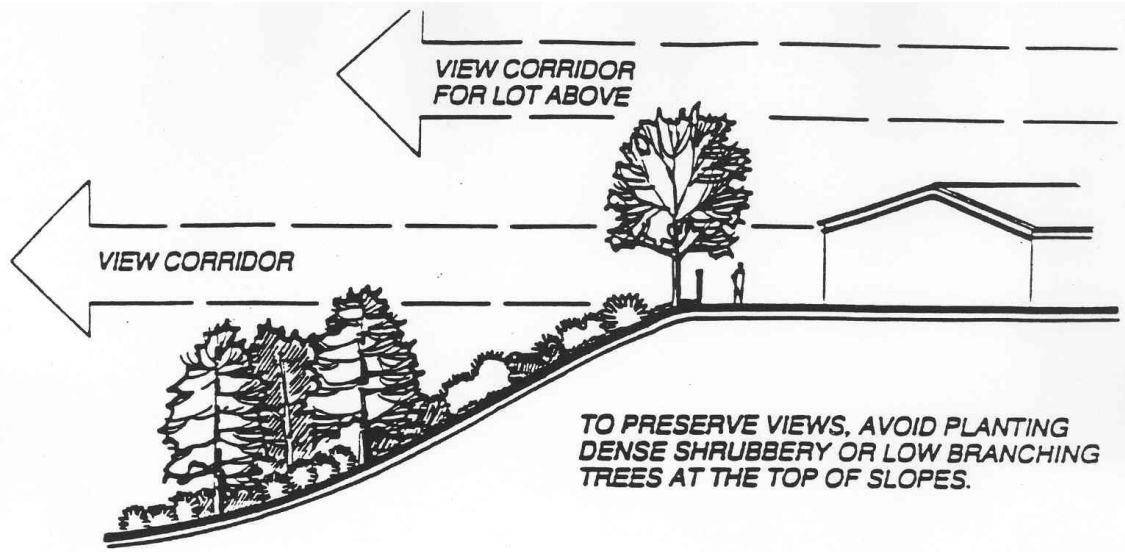
Trees - Geijera Parviflora
Platanus Racemosa

Shrubs - Echium Fastuosum
Ribes Speciosum
Mimulus Species
Ceonothus Species
Cassia Artem.
Rosmarinus Officinalis.

Groundcover - Baccharis Pilularis
Lobularia Maritima
Native Mix (Hydroseeded)

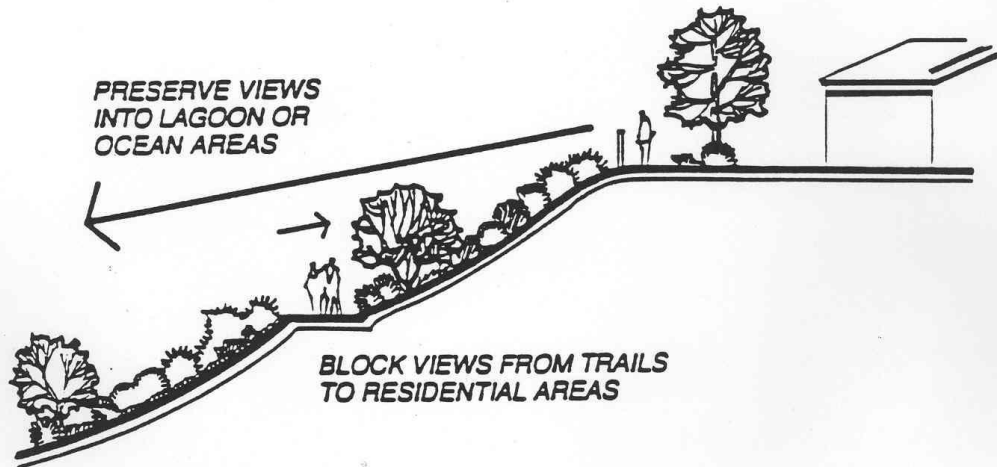
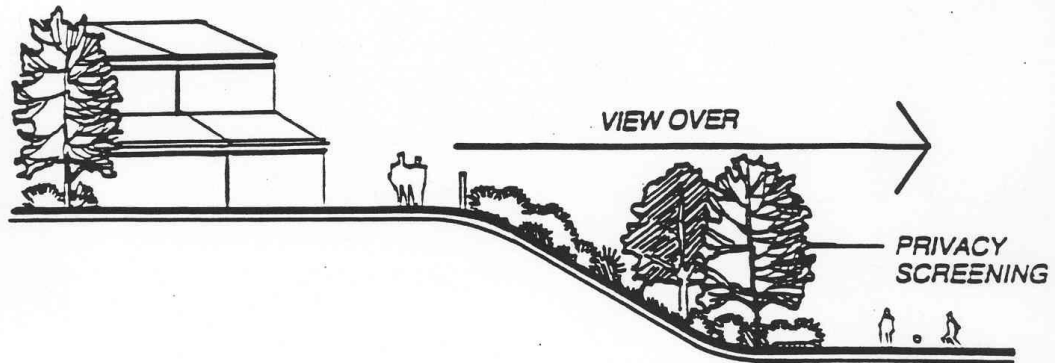


**FIRE CONTROL LANDSCAPE
POINSETTIA SHORES MASTER PLAN
KAIZA POINSETTIA CORPORATION**



**VIEW CORRIDOR ENHANCEMENT
POINSETTIA SHORES MASTER PLAN
KAIZA POINSETTIA CORPORATION**

EXHIBIT 21



VIEW CONTROL
POINSETTIA SHORES MASTER PLAN
KAIZA POINSETTIA CORPORATION

EXHIBIT 22

B. ENTRIES

Entry monuments serve several important purposes. They identify the community, help establish a hierarchal order within the community (from main entry to neighborhood entry to secondary entry) and provide unifying design accents throughout the community. The Poinsettia Shores Master Plan Area will have primary project entries located along Avenida Encinas and near the intersection of Avenida Encinas and Windrose Circle and may have similar entries located near Avenida Encinas and the railroad right-of-way, subject to the approval of the Planning Director and City Engineer. Exhibit 23 and 27 on pages 57 and 61 show the location of these entries. These entries are characterized by uniquely designed pilasters and accent plantings.

Entry monumentation will be incorporated into a Planning Area's required landscape plan and be provided by the developer. There are two primary types of entries, Project Entries and Residential Entries. The approximate location of these entries are depicted on Exhibits 23 and 27 on pages 57 and 61.

1. PROJECT ENTRIES

Project entries are those which provide access to the entire community. They consist of special monumentation and landscape planting. These entries will be designed to create a portal and convey a sense of arrival. They will inform the motorist that this is the entrance to the Poinsettia Shores Community. They will include design features that are consistent with community fencing materials. Entry design should flow with the terrain and appear to be an extension of adjacent land forms.

2. RESIDENTIAL AND PLANNING AREA ENTRIES

These are the entries to the individual Planning Areas in Poinsettia Shores. They are to be designed as an enhanced extension of the community fencing detail. These should be limited to the one or two major entry points into a planning area and will provide visitors with the project name identification.

The entries into Planning Areas A-1, A-2, B-1, B-2, and C will be manned or electronically guarded gates. This is intended to limit the access into the private portions of the Master Plan development area.

C. WALLS AND FENCING

One of the most dominant visual elements of a community is its fencing. It is essential for this element to be aesthetically pleasing and provide continuity in design to unify the various architectural styles within individual neighborhoods into a single community theme.

Fences and walls can serve many functions including security, identity, enclosure, privacy, noise abatement, etc. However, care must be exercised in the design of fencing in order to avoid long, boring or awkward sections of fencing. It is intended that the available fencing types be combined to attract interest and provide variety. Using a combination of open and solid styles, changing angles and directions is encouraged. Long straight runs of a single fence style is monotonous and inappropriate.

The walls and fences for the Poinsettia Shores Master Plan area are divided into two categories: Community Theme/View/Noise Attenuation Wall, and Production Fencing. Locations of these walls and fences are shown on Exhibit 23 on page 57. All wall types combine community theme pilasters in appropriate areas.

Community Theme Walls which also serve as noise attenuation walls shall be constructed as shown on Exhibit 25 on page 59, with a height of not more than 6 vertical feet above finished grade, unless otherwise approved by the City Engineer. Where a noise study indicates that additional barrier height is needed to mitigate noise to an acceptable level, then the additional height shall be composed of a berm constructed with maximum 2:1 slope at each side and of minimum width to support the wall on top.

D. SIGNS

Appropriate signage is important in maintaining the community design theme, as well as providing a system for identifying community development and giving directional information to residents and visitors. Unless noted within this Master Plan, all residential and non-residential signs shall comply with the requirements of the City of Carlsbad's Sign Ordinance, Chapter 21.41.075(a) of the Municipal Code. The Sign Ordinance allows for the installation of permanent directional and freestanding signs within a Planned Community not to exceed a square footage equal to 100 square feet plus three square feet for each acre within the development area. The Poinsettia Shores Master Plan consists of a total of 117.4 net acres. Therefore, by multiplying 117.4 by 3 (which equals 352.2) and adding 100, the maximum square footage for all signs within the Poinsettia Shores Master Plan is 452.2 square feet.

Signs utilized in the Poinsettia Shores Master Plan include both temporary and permanent types.

1. PERMANENT SIGNS

Permanent signs include:

- a. Trail Head markers
- b. Street signs
- c. Vehicular Directional signs
- d. Recreation Center signs
- e. Planning Area Identity signs
- g. Commercial Signage

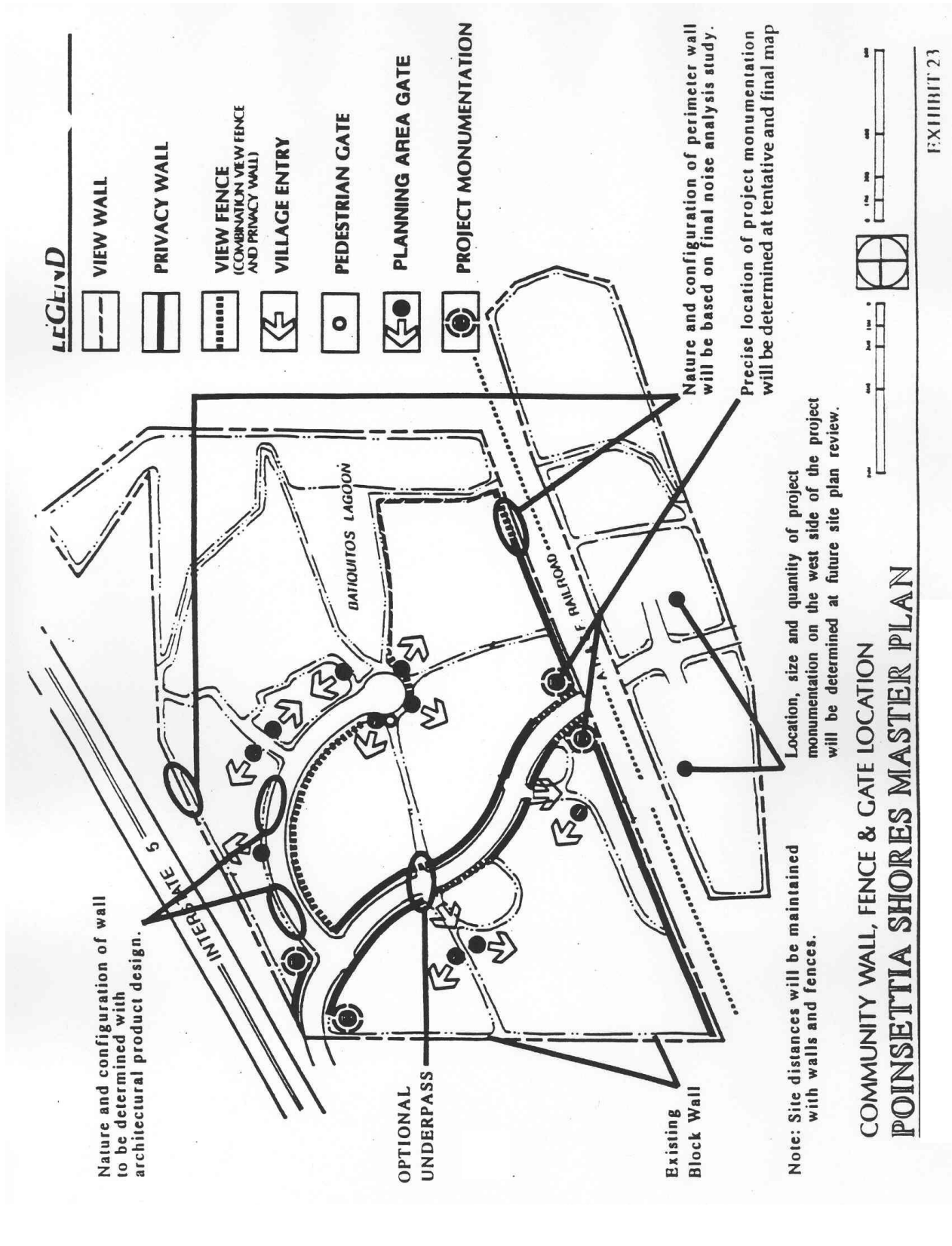
The specific locations for each sign type are shown on Exhibit 27 on page 61.

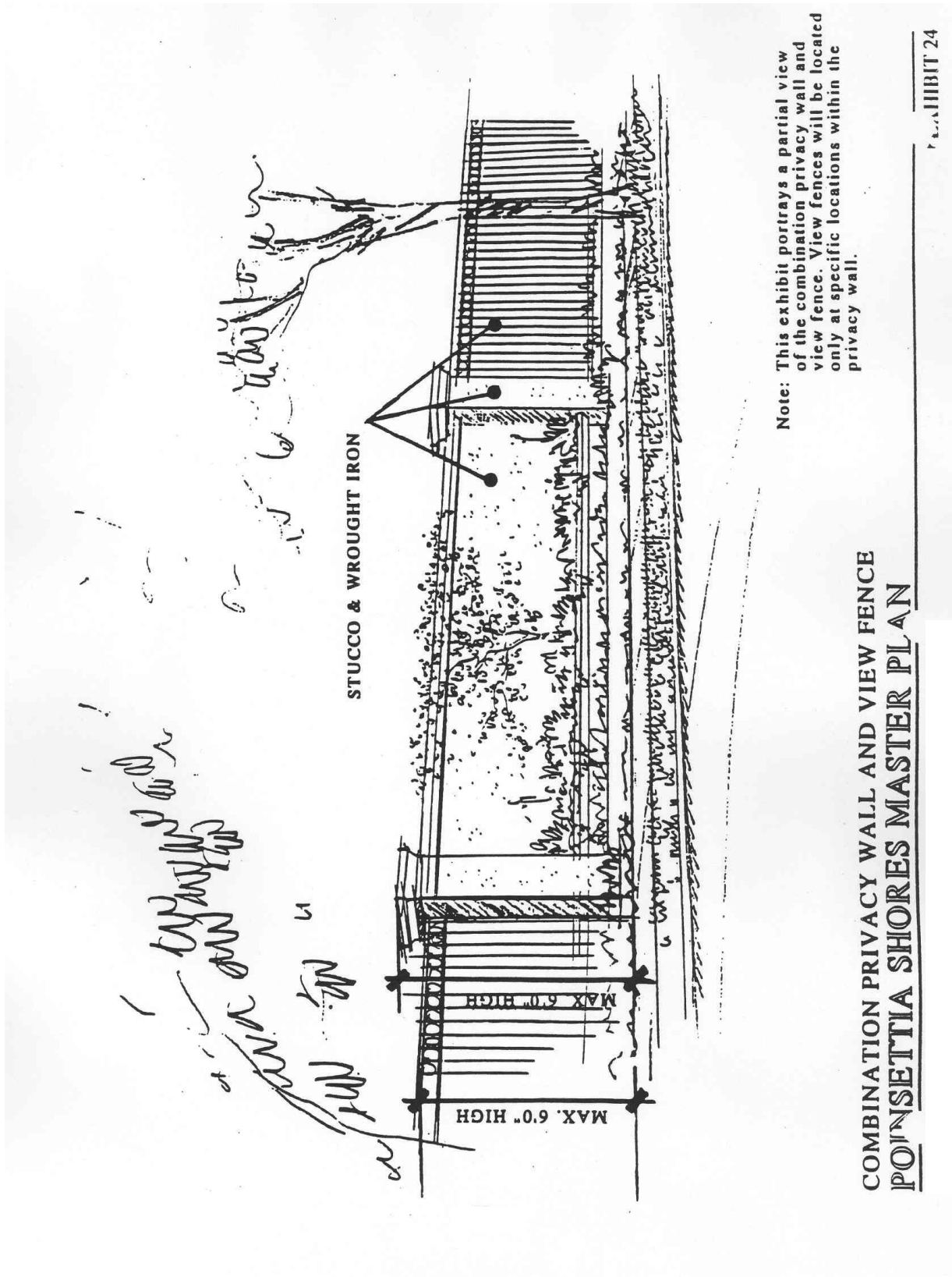
2. TEMPORARY SIGNS

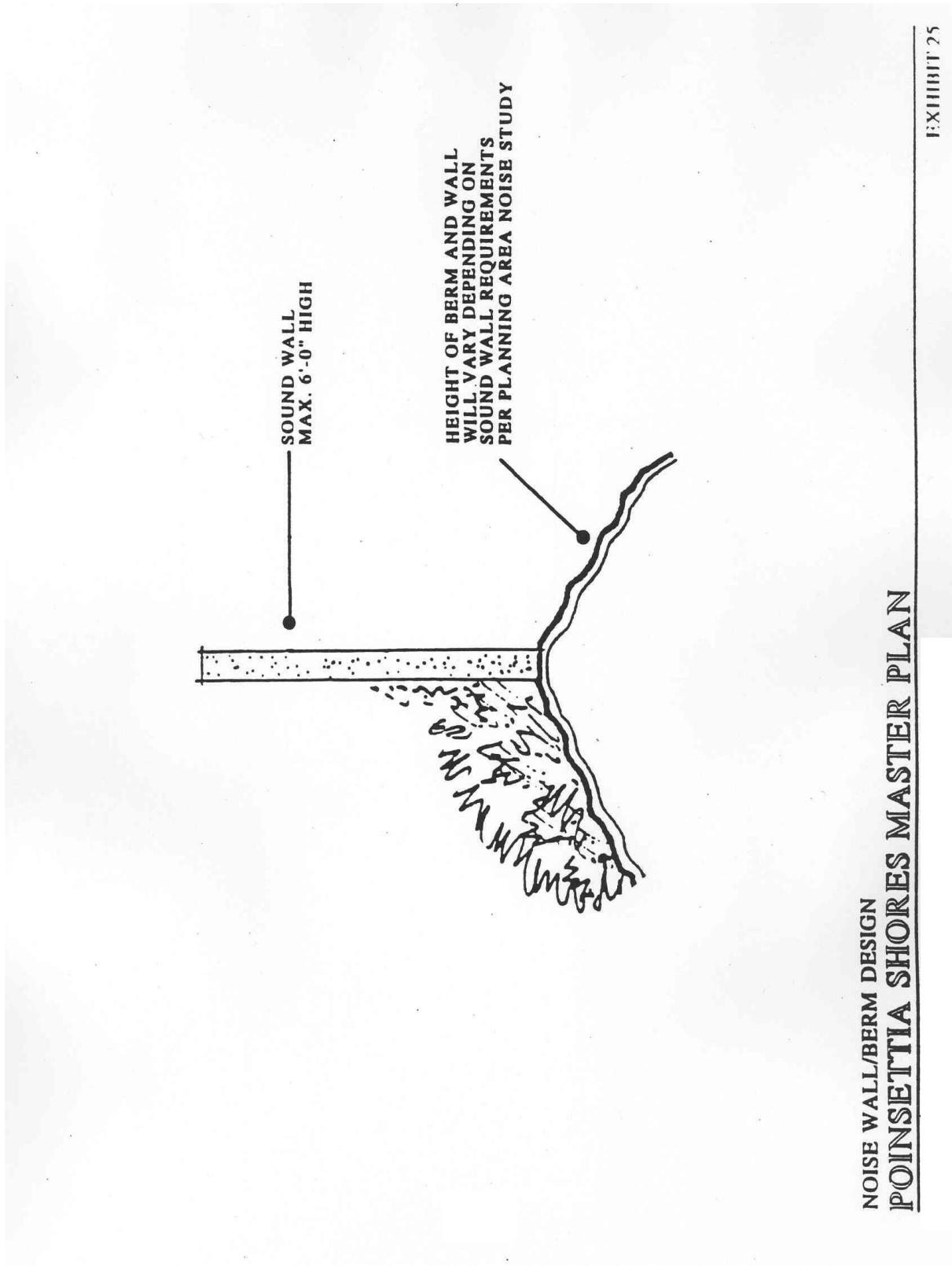
Temporary signs which will be present until the completion of project construction include:

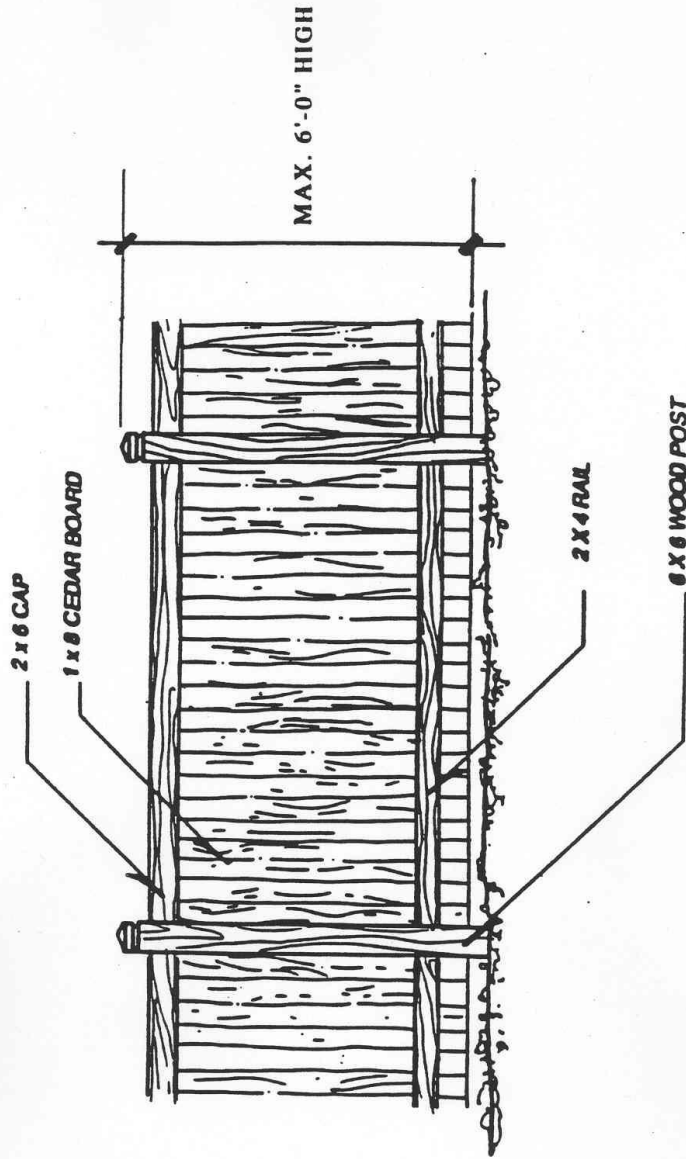
- a. Information Center signs
- b. Future Facility signs
- c. Community Entry signs
- d. Directional Signs

The specific locations for the temporary signs are shown on Exhibit 27 on page 61.

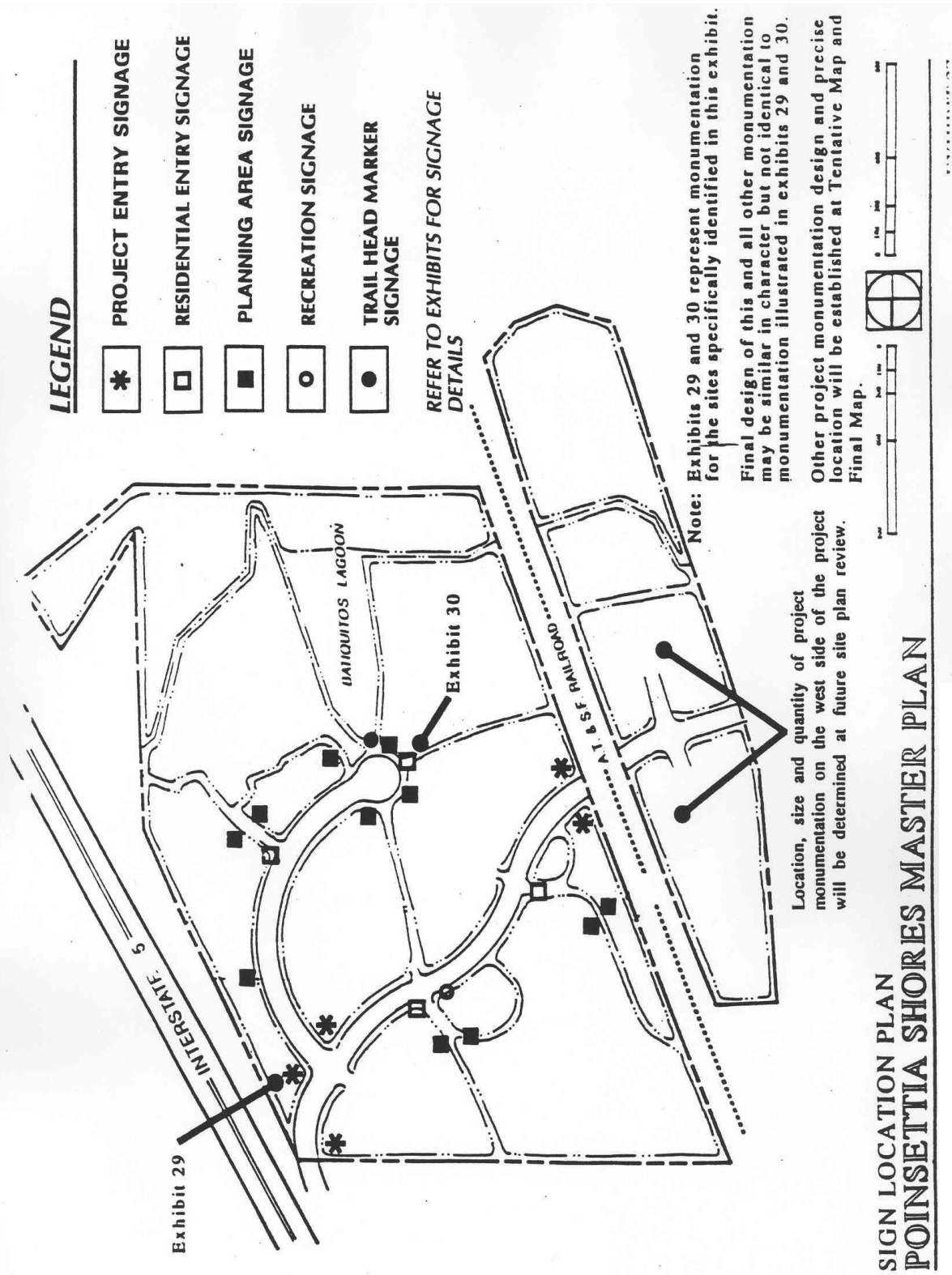


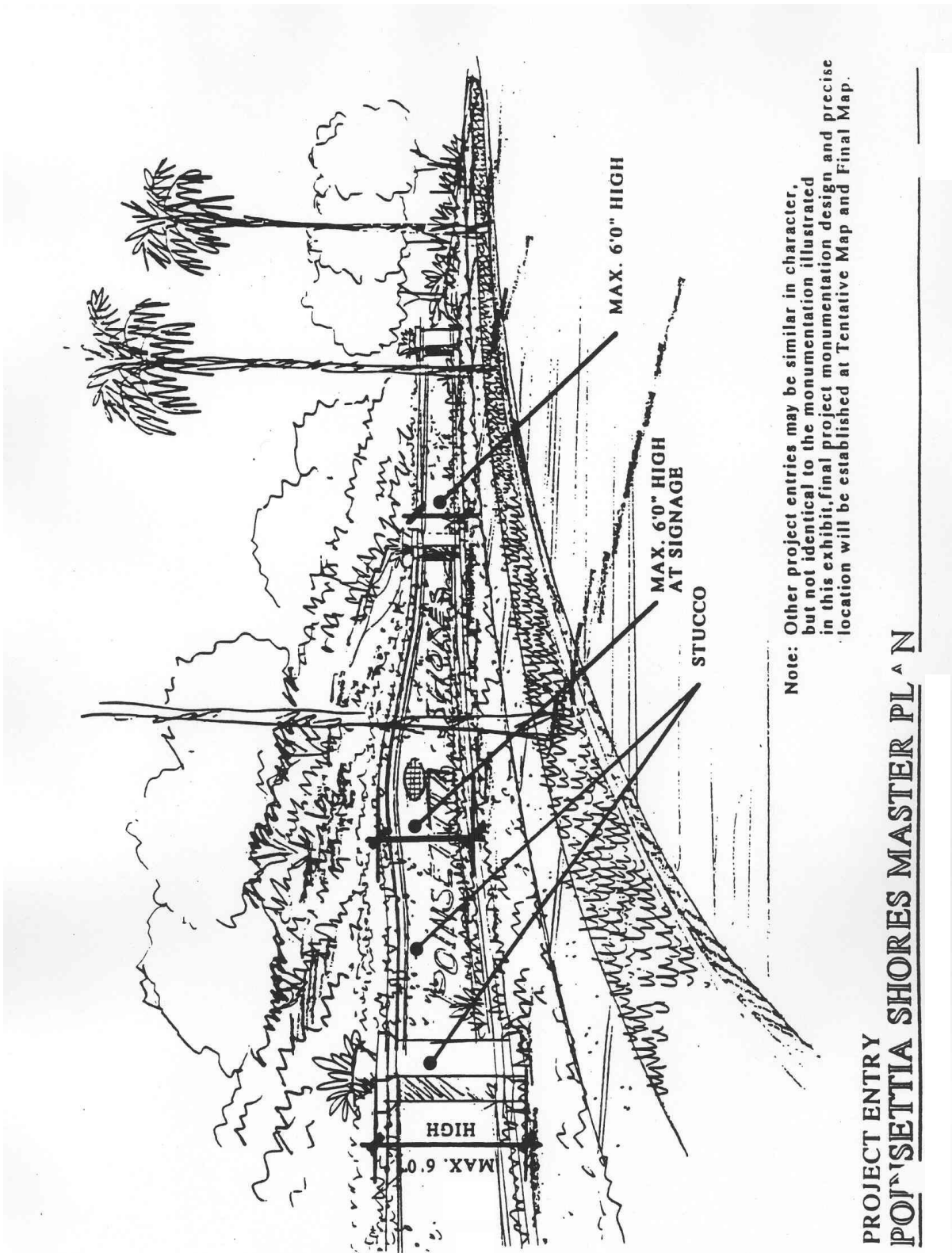


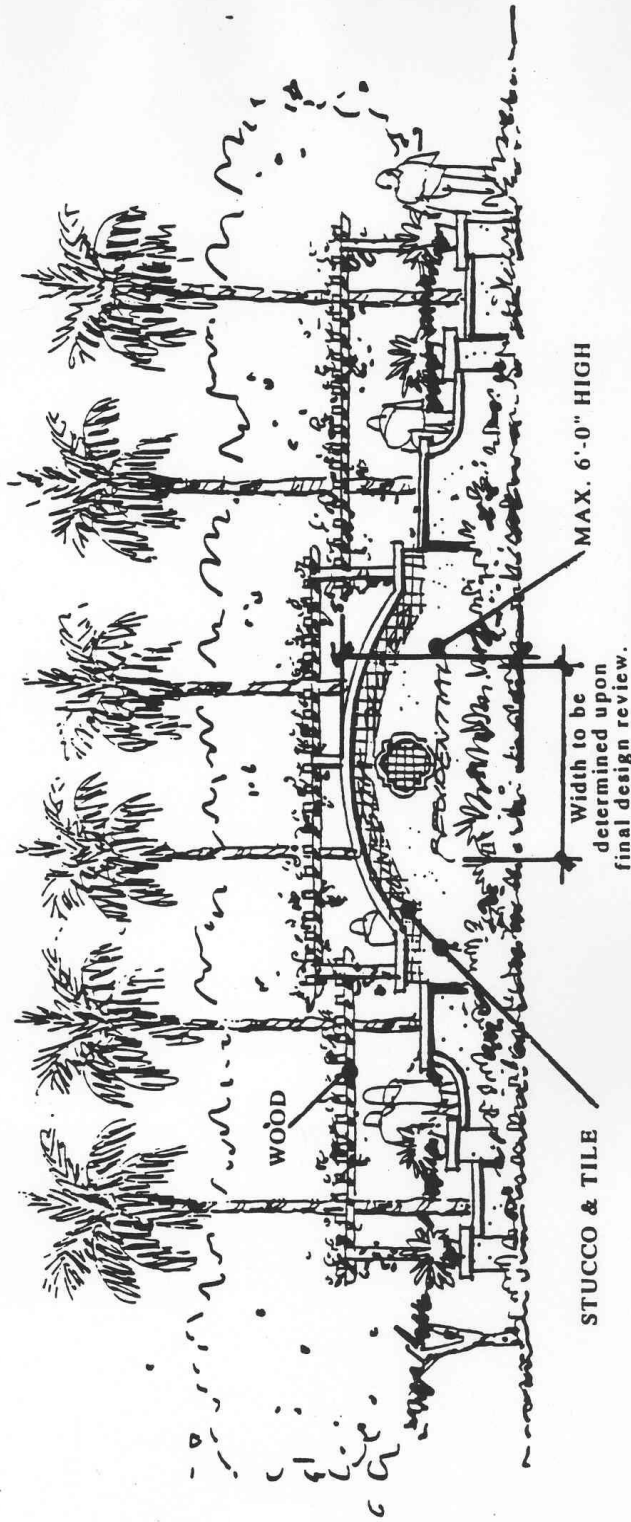




PRODUCTION FENCING







Note: Other residential entries may be similar in character, but not identical to the monumentation illustrated in this exhibit, final project monumentation design and precise location will be established at Tentative Map and Final Map.

**RESIDENTIAL ENTRY
POINSETTIA SHORES MASTER PLAN**

E. LIGHTING

The design issue of "lighting" includes street lighting, as well as building and landscape accent lighting, and sign illumination. Three basic principles should be considered in the provision of lighting:

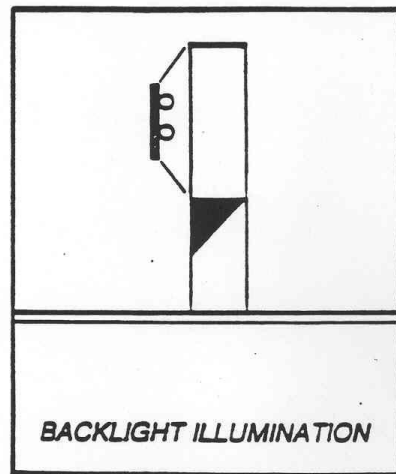
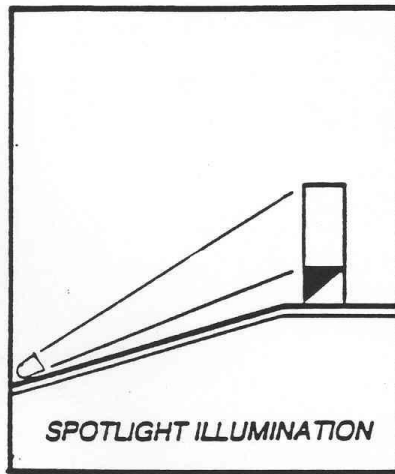
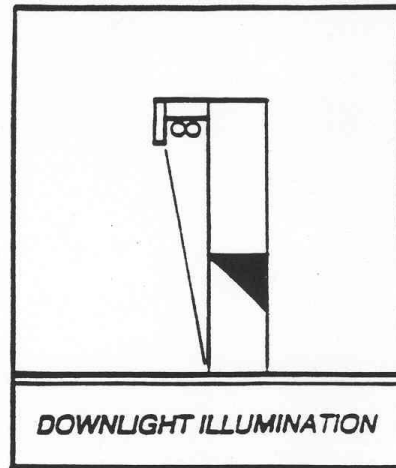
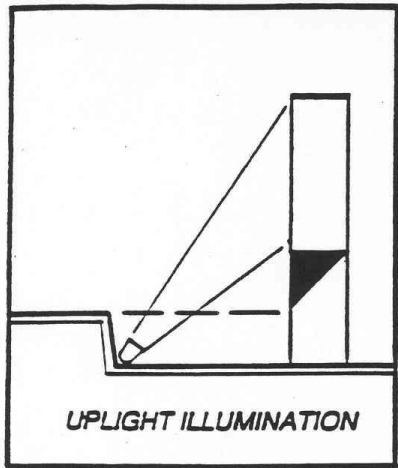
1. Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas. However, no sodium amber lighting shall be used.
2. Lighting fixtures should relate to the human scale, especially in pedestrian areas.
3. Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.

All street lighting shall conform to the City standards or an approved theme lighting program, and shall be approved by the City Engineer.

Lighting for the commercial areas and the common and recreation area shall be considered as an element of site plan review for individual planning areas. Any such lighting which will illuminate a residential area past the hour of 10:00 pm shall be clearly identified on the site plan for the Tentative Map. Lighting of tennis courts and/or basketball courts shall be allowed subject to the approval of the Planning Director as incorporated into the approval of Planning Area M.

Illuminated entries should direct lighting low to the ground and be limited to only the immediate vicinity of the entry. Lighted entries should not be distracting, create visual hot spots, or glare, etc. Suggested entry sign illumination techniques are illustrated in Exhibit 30 on page 65.

All lighting should be designed so that it is directed away from the adjacent existing mobile home park residences and the existing residences in Planning Area J.



SIGN ILLUMINATION
POINSETTIA SHORES MASTER PLAN
KAIZA POINSETTIA CORPORATION

EXHIBIT 30

XI. PLANNING AREA DEVELOPMENT STANDARDS

A. INTRODUCTION

The Poinsettia Shores Master Plan has been divided into nine Residential Planning Areas, one Community Recreational Open Space Area, one Recreational Vehicle Storage area, two Travel Service/Commercial Planning Areas, and three Native Open Space Areas. In addition, a Non-residential Reserve Area has also been established. No residential development will occur in any of the Open Space Areas. Open Space Area M will contain the common recreation facilities. Additional recreational facilities may be provided on other Planning Areas as an option. Each Planning Area subsection of this chapter will contain exhibits and special design criteria applicable to that particular Planning Area. Unless otherwise specified in this Chapter or within this Master Plan, Development Standards for all residential planning areas shall be in accordance with the Planned Development Ordinance, Section 21.45.090 of the Carlsbad Municipal Code.

Planning Area J consists of a previously constructed single family project. This project was developed under the original Batiquitos Lagoon Educational Park Master Plan.

All ownership residential units shall be developed in conformance with the requirements of Carlsbad's Planned Development Ordinance Chapter 21.45, unless otherwise specified in this Master Plan. It should be noted that all acreages in this section are based on planimeter measurement and further refinement may be made during review and approval of individual planning area development entitlement applications.

B. SPECIAL CONDITIONS FOR PLANNING AREAS

There are two types of mapping required for development of the east-side Master Plan areas. A Master Tentative Map (hereafter referred to as Master Tentative Map) is required in order to subdivide the east-side into Planning Areas. In addition, dependent upon the proposed product type for a given Planning Area, either a Tentative Map or a Site Development Plan is required to be processed for the individual Planning Area (hereafter referred to as Planning Area Tentative Map/Site Development Plan). More than one Planning Area may be combined on one map subject to the provisions of this Chapter. The Planning Area Tentative Maps/Site Development Plans may be processed concurrently with the Master Tentative Map.

For each Planning Area in the Master Plan, use allocation, lot sizes, special development standards, design criteria, development review process, environmental conditions, and other special conditions are specified in Section C of this Chapter. Master Tentative Map conditions are specified below.

1. Master Tentative Map Requirements

Three special conditions apply to this Master Tentative Map:

- a) Prior to or concurrent with recordation of a Final Map, a Financing Plan for Zone 9 shall be approved per the requirements of the Zone 9 Local Facilities Management Plan and Zone 9 Local Facilities Management Plan Amendment.

- b) Prior to or concurrent with recordation of a Final Map, the applicant shall provide proof that a Coastal Development Permit has been approved for the map by the California Coastal Commission.
- c) Prior to or concurrent with recordation of the Master Final Map, the applicant shall deed restrict Planning Area 'D' for affordable housing development unless and until an Affordable Housing Agreement for an offsite or combined site is entered into that satisfies the master plan's obligations for providing affordable housing units. All subsequent Planning Area Final Maps shall record a notice disclosing the intent and designation of Planning Area 'D' to satisfy affordable housing requirements.

2. Planning Area Tentative Maps or Site Development Plans

There are certain conditions which are required to be met for all Planning Areas on the east-side of the Master Plan (east of the AT&SF Railway right-of-way). These requirements apply to Planning Areas A-1 through A-4, B-1, B-2, C, D, E, and M as described below and summarized on Exhibit 31 on page 69.

- a. Prior to or concurrent with processing and approval of any individual tentative maps/planned development permits for any of the east-side Planning Areas, a Master Tentative Map shall be processed and approved for the east-side Planning Areas, creating Master Tentative parcels for each of the Planning Areas.
- b. Concurrent with submittal of the first Planning Area Tentative Map/Planned Development Permit or Site Development Plan within the east-side of the Poinsettia Shores Master plan, one of the following shall be submitted:
 - 1) a Site Development Plan (SDP) for the Affordable Housing in Planning Area D. If an SDP for onsite affordable housing in Planning Area D is submitted, this SDP must be approved prior to or concurrent with the approval of the Planning Area Tentative Map/Planned Development Permit or Site Development Plan in question; or
 - 2) an offsite Affordable Housing Agreement for conversion of existing dwelling units to affordable housing. If this option is chosen, the Affordable Housing Agreement must be approved prior to or concurrent with recordation of a final map for the Planning Area in question.
 - 3) A Site Development Plan (SDP) for a proposed offsite Affordable Housing project. If an SDP for offsite affordable housing is submitted, this SDP must be approved prior to or concurrent with the approval of the Planning Area Tentative Map/Planned Development Permit or Site Development Plan in question.

Submittal of a draft of one of these items is required in order to complete the Planning Area Tentative Map application. The phasing of construction for affordable housing units shall be determined through one of the three

mechanisms identified above (See Affordable Housing Chapter for additional details).

- c. Concurrent with the processing and approval of the first Tentative Map/Planned Development Permit or Site Development Plan within the east-side of the Master Plan area, a Site Development Plan shall be processed and approved for Planning Area E (RV Storage site). Submittal of the proposed Site Development Plan for Area E is required in order to complete the Planning Area Tentative Map/Planned Development Permit or Site Development Plan application for the Planning Area in question.
- d. Concurrent with the processing and approval of the first Tentative Map/Planned Development Permit or Site Development Plan within the east-side of the Master Plan area, a Site Development Plan shall be processed and approved for Planning Area M (Recreation Center site). Submittal of the proposed Site Development Plan for Area M is required in order to complete the Planning Area Tentative Map/Planned Development Permit or Site Development Plan application for the Planning Area in question.
- e. Agricultural Mitigation Fees are required prior to be paid to the California Coastal Conservancy for any further development on the east-side of the Master Plan, except for Planning Areas C, B-2 and J for which fees equal to the conversion of 40 acres have been paid previously. In the applicable Planning Areas, these fees shall be paid for the amount of land proposed for conversion within that Planning Area. Mitigation fees collected shall be secured prior to final map recordation and paid prior to issuance of a grading permit.

This condition also applies to grading for roadway construction in that, prior to issuance of a grading permit for any roadway in the Master Plan which is not specifically within a Planning Area for which Agricultural Mitigation Fees have already been paid, payment of Agricultural Mitigation Fees shall be made for the portion of land being graded and improved for the roadway. (See Chapter VIII. Local Coastal Program Compliance for additional details on payment of Agricultural Mitigation Fees.)

- f. Prior to recordation of a final map for any Planning Area within the east-side of the Master plan, the applicant shall provide proof that a Coastal Development Permit for that Planning Area has been approved by the California Coastal Commission.
- g. Prior to or concurrent with recordation of a final map for any Planning Area, CC&Rs for a Master Homeowners' Association shall be approved for the side of the Master Plan in which the Planning Area lies (i.e. east or west side). Formation of the HOA must occur prior to the first occupancy in any Planning Area (except J).

Additional conditions for each Planning Area are listed under Section C of this Chapter.

EXHIBIT 31

SUMMARY OF MASTER TENTATIVE MAP CONDITIONS

Required Item	Req'd for TM² Submittal	Condition of TM	Req'd for Recordation of Final Map
Agricultural Mitigation Fee	No	No	No
Zone 9 Finance Plan	No	Condition for FM ³ Recordation	Approved concurrent with or before FM recordation
Coastal Development Permit	No	Condition for FM Recordation	Approved concurrent with or before FM recordation
Evidence of School Impact Mitigation	No	Condition for FM Recordation	Approved concurrent with or before FM recordation
Rec Center (Area M) SDP ⁴	No	No	No
RV Parking (Area E) SDP	No	No	No
Affordable Housing-Onsite: 1) SDP 2) Affordable Housing Agreement	No No	No No	No No
Affordable Housing -Offsite with Existing Units: 1) SDP not Required 2) Affordable Housing Agreement	N/A No	N/A No	N/A No
Affordable Housing-Offsite without Existing Units: 1) SDP 2) Affordable Housing Agreement	No No	No No	No No
Formation of Master Homeowners' Association	No	No	No

² TM: Tentative Map

³ FM: Final Map

⁴ SDP: Site Development Plan

EXHIBIT 31 (con't.)

SUMMARY OF PLANNING AREA TENTATIVE MAP/PD CONDITIONS

Required Item	Req'd for TM Submittal	Condition of TM	Req'd for Recordation of Final Map
Agricultural Mitigation Fee	No	Condition for FM recordation	Required either prior to or concurrent with recordation of a Final Map or issuance of Grading Permit.
Zone 9 Finance Plan	Completed at Master TM	Completed at Master TM	Completed at Master TM
Coastal Development Permit	No	Condition for FM recordation	Approved prior to or concurrent with FM recordation
Evidence of School Impact Mitigation	No	Condition for FM Recordation	Approved concurrent with or before FM recordation
Rec. Center (Area M) SDP	Yes	Approved concurrent with TM	Approved at TM
RV Parking (Area E) SDP	Yes	Approved concurrent with TM	Approved at TM
Affordable Housing-Onsite: 1) SDP	Yes	Approved concurrent with TM	Approved at TM
2) Affordable Housing Agreement	No	Condition for FM recordation	Approved prior to or concurrent with FM recordation

EXHIBIT 31 (con't.)

SUMMARY OF PLANNING AREA TENTATIVE MAP/PD CONDITIONS

Required Item	Req'd for TM Submittal	Condition of TM	Req'd for Recordation of Final Map
Affordable Housing -Offsite with Existing Units: 1) SDP not Required 2) Affordable Housing Agreement	N/A Yes	N/A Condition for FM recordation	N/A Approved prior to or concurrent with FM recordation
Affordable Housing-Offsite without existing Units: 1) SDP 2) Affordable Housing Agreement	Yes No	Approved concurrent with TM Condition for FM recordation	Approved at TM Approved prior to or concurrent with FM recordation
Formation of Master Homeowners' Association	No	Condition for FM recordation	CC&Rs must be approved by City staff prior to or concurrent with FM recordation; Formation of HOA must occur prior first occupancy in any Planning Area (except J).

C. PLANNING AREA DEVELOPMENT STANDARDS

PLANNING AREA A-1

1. Description:

Planning Area A-1 is located north of Avenida Encinas near the intersection of Avenida Encinas and Windrose Circle. It has a gross planning area of 9.8 acres and a net developable area of 8.4 acres. Planning Area A-1 shall be developed with single family detached residences.

2. Use Allocation:

General Plan Land Use: RM (4 - 8 du/ac)

Growth Control Point: 6.0 du/ac

Poinsettia Shores Master Plan: allows 41 single-family homes (plus any density bonus units as provided on page 40 of this Master Plan)

3. Lot Size: Minimum 5,000 square feet

4. Special Development Standards:

Setbacks:

. All homes shall be setback a minimum of 20 feet from Avenida Encinas, maintaining an average setback of 25 feet for all homes within the Master Plan along Avenida Encinas.

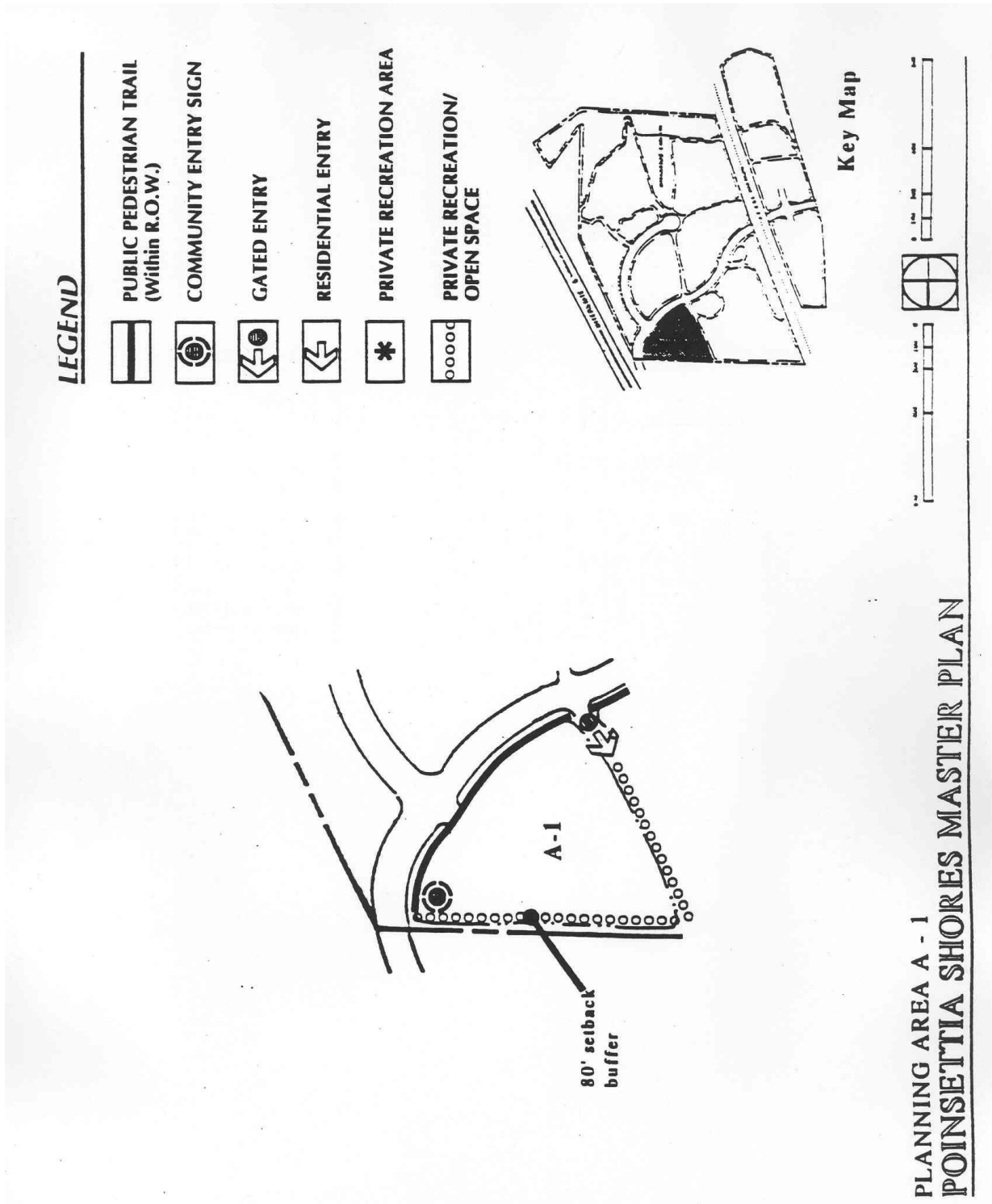
. An 80 foot structural setback shall be provided between homes in Planning Area A-1 and the existing mobile home park to the north. No homes shall be allowed within this setback, however, streets, landscaping, parking, a private trail and associated uses are allowed. All utilities shall be placed underground in this setback. Landscape Design criteria within this setback are discussed below.

Building Height:

. A maximum of 30 feet and two stories shall be allowed if a minimum roof pitch of 3/12 is provided. Building Height shall be measured per the definition contained in Section 21.04.065 of the Carlsbad Municipal Code.

5. Design Criteria:

. The street-side elevations of homes within the 80 foot setback (as measured from the Master Plan's northern property line) shall be softened by planting of larger trees, such as magnolias, to reduce the visual impact of the homes.



- . Within the portion of the 80 foot setback which is between the mobile home park perimeter wall and the collector street in Poinsettia Shore Planning Area A-1, landscaping shall include primarily low level vegetation that does not exceed the height of the wall. Trees and other taller vegetation may be utilized only where they would not block views from the mobile homes. At the request of the adjacent mobile homeowners, no vines shall be planted along the wall between the mobile home park and Poinsettia Shores.
- . Lakeshore Gardens shall be consulted and review landscaping proposals within the 80 foot setback.
- . Sodium amber street lights shall not be used within the setback area and none of the street or landscaping lighting shall illuminate the back yards of Lakeshore Gardens residences.
- . Sight distance criteria at street corners shall be determined by AASHTO standards.
- . Private streets shall be designed to include a minimum 50 foot curb radius on knuckle designs.
- . Area drains for side yards, within 3 feet of the foundation, and drainage through curbs will be allowed subject to the requirement that a fail safe overflow is provided.
- . Gated entry turn-arounds will be designed to conform to AASHTO "P" (passenger) design vehicles. Bus turn around criteria is not required.
- . Architecture will be reviewed for consistency with the Small Lot Architectural Guidelines.

6. Development Review Process

a. TENTATIVE MAP/PLANNED DEVELOPMENT PERMIT

The following conditions identify the development process for this planning area:

- . A Tentative Tract Map processed pursuant to Title 20 and 21 of the Carlsbad Municipal Code shall be submitted and approved prior to the development of any ownership units within this Planning Area. The Tentative Map(s) shall be consistent with the concepts, goals and standards specified in this Master Plan. After final map approval of the planning area(s) grading, building and other ministerial permits for the development of the site may be issued provided that all public facility requirements have been satisfied per the Zone 9 Local Facilities Management Plan.
- . If any Tentative Map creates lots less than 7,500 square feet in size or ownership multi-family units, then the developer must process a Planned Development permit pursuant to Chapter 21.45 of the Carlsbad Municipal

Code concurrently with the Tentative Map.

. A Tentative Map and Planned Development Permit may cover more than one Planning Area if the Planning Areas involved contain the same product type (ie. all single family or all cluster development or all townhome etc.).

. Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66

b. ARCHITECTURAL / PLANNED DEVELOPMENT PERMIT AMENDMENTS

Prior to issuance of a building permit within a planning area, the applicant may apply for an amendment to the Planned Development Permit to modify the approved floor plans and elevations. This request shall be approved through a Noticed Planned Development Permit Amendment. The Planning Commission's review of the amendment to the Planned Development Permit shall be limited to the floor plans and elevations being proposed. No new conditions shall be added to the previously approved tentative map. New conditions may be added to the Planned Development Permit, provided that any such condition is limited to architecture and floor plans.

c. TENTATIVE MAP / PLANNED DEVELOPMENT PERMIT AMENDMENTS

The Tentative Map/Planned Development Permit Amendments shall be processed subject to Section 21.45.160 of the Carlsbad Municipal Code and the provisions of this Master Plan.

7. Environmental Mitigation Conditions

. A buffer is required from the existing mobile home park to the north. See the "setbacks" section above.

. Prior to approval of a tentative map for this Planning Area, a detailed noise study assessing compliance with the City's noise policy shall be prepared based on finalized pad elevations.

. Sound walls or wall/berm combinations shall be used, where necessary and to a height necessary as determined by the noise study required for this planning area (see "Special Conditions" below), to mitigate noise along Avenida Encinas. These walls and/or berms shall be shown, reviewed and approved on plans submitted as a part of any future Planned Development Permit for this Planning Area, prior to approval of the Planned Development Permit. Preliminary Landscape Plans submitted for any future Planned Development Permit shall show landscaping along noise walls which reduces the visual impacts of the walls.

. Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites

are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

8. Other Special Conditions

- . At the discretion of the applicant, a pedestrian/bicycle trail underpass on Avenida Encinas may be provided at a location connecting the recreation facilities in Planning Area M on the north side of Avenida Encinas to the greenbelt on the south side of Avenida Encinas which runs between Planning Areas A-2 and A-3. The design of this underpass would be subject to review and approval as a part of City review of any tentative map for these Planning Areas.
- . Prior to the granting of occupancy for any home adjacent to any public or private trail, construction of that portion of the trail which is within this Planning Area shall be completed .
- . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.

PLANNING AREA A-2

1. Description:

Planning Area A-2 is located south of Avenida Encinas within the interior of the Circle formed by Windrose Circle. It has a gross area of 13.5 acres and a net developable area of 11.0 acres. Planning Area A-2 shall be developed with single-family detached residences.

2. Use Allocation:

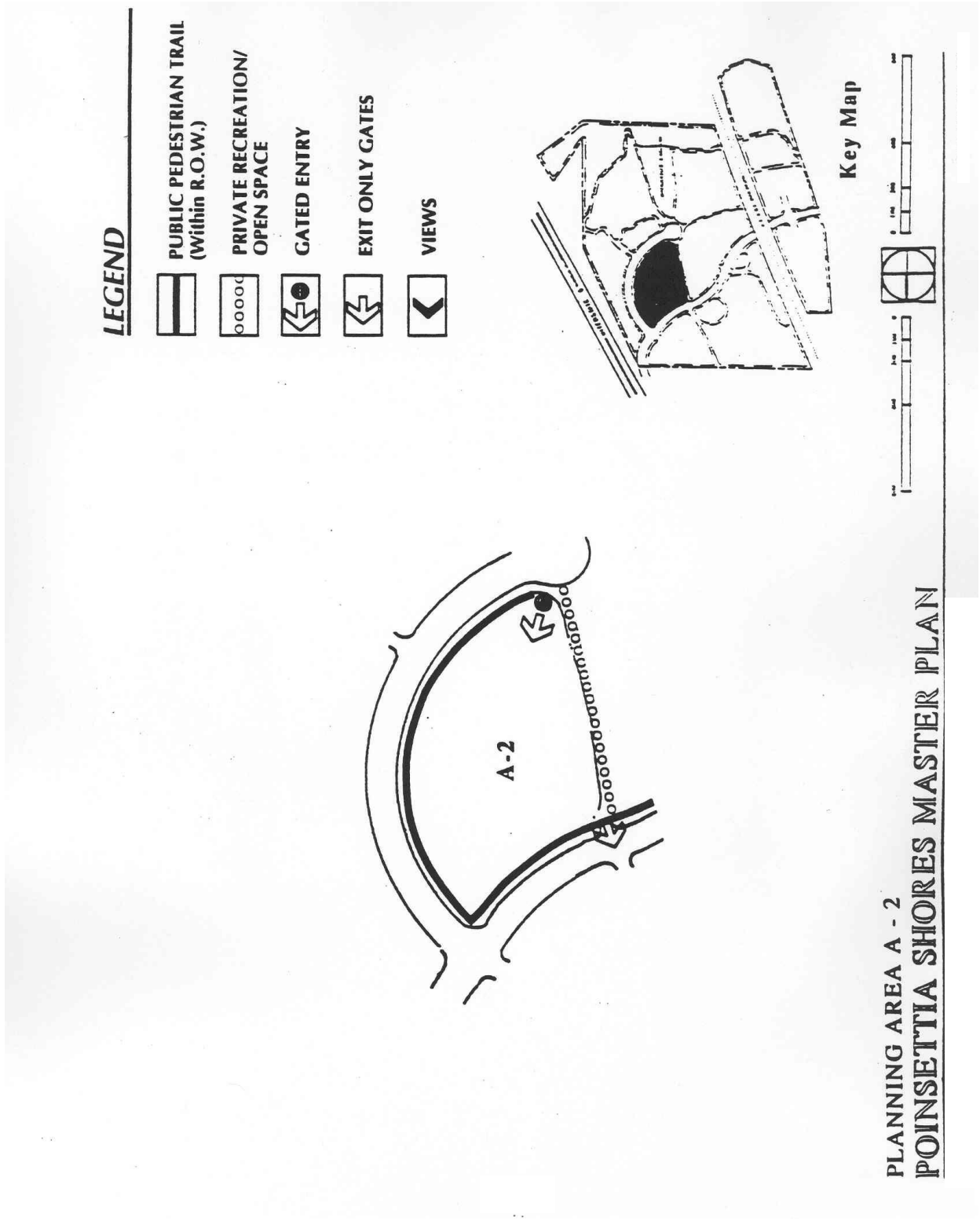
General Plan Land Use: RM (4 - 8 du/ac)
Growth Control Point: 6.0 du/ac
Poinsettia Shores Master Plan: allows 50 single-family homes (plus any density bonus units as provided on page 40 of this Master Plan)

3. Lot Size: Minimum 5,000 square feet

4. Special Development Standards:

Setbacks:

- . All homes shall be setback a minimum of 20 feet from Avenida Encinas, maintaining an average setback of 25 feet for all homes within the Master Plan along Avenida Encinas.



Building Height:

- . A maximum of 30 feet and two stories shall be allowed if a minimum roof pitch of 3/12 is provided. Building Height shall be measured per the definition contained in Section 21.04.065 of the Carlsbad Municipal Code.

5. Design Criteria

- . Private streets shall be designed to include a minimum 50 foot curb radius on knuckle designs.
- . Sight distance criteria at street corners shall be determined by AASHTO standards,.
- . Area drains for side yards, within 3 feet of the foundation, and drainage through curbs will be allowed subject to the requirement that a fail safe overflow is provided.
- . Gated entry turn arounds will be designed to conform to AASHTO "P" (passenger) design vehicles. Bus turn around criteria is not required.
- . Architecture will be reviewed for consistency with the Small Lot Architectural Guidelines.

6. Development Review Process

(See same item under Planning Area A-1, p. 74)

7. Environmental Mitigation Conditions

- . Prior to approval of a tentative map for this Planning Area, a detailed noise study assessing compliance with the City's noise policy shall be prepared based on finalized pad elevations.
- . Sound walls and/or berms shall be used, where necessary, to mitigate noise along Avenida Encinas and Windrose Circle. These walls and/or berms shall be shown, reviewed and approved on plans submitted as a part of any future Planned Development Permit for this Planning Area, prior to approval of the Planned Development Permit. Preliminary Landscape Plans submitted for any future Planned Development Permit shall show landscaping along noise walls which reduces the visual impacts of the walls.
- . Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

8. Other Special Conditions

- . At the discretion of the applicant, a pedestrian/bicycle trail underpass on Avenida Encinas may be provided at a location connecting the recreation facilities in Planning Area M on the north side of Avenida Encinas to the greenbelt on the south side of Avenida Encinas which runs between Planning Areas A-2 and A-3. The design of this underpass would be subject to review and approval as a part of City review of any tentative map for these Planning Areas.
- . Prior to the granting of occupancy for any home adjacent to any public or private trail, construction of that portion of the trail which is within this Planning Area shall be completed .
- . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.

PLANNING AREA A-3

1. Description:

Planning Area A-3 is located west of Planning Area A-2, east of the railroad right-of-way and adjacent to Avenida Encinas. It has a gross planning area of 10.2 acres and a net developable area of 8.6 acres. Planning Area A-3 shall be developed with single family detached residences.

2. Use Allocation:

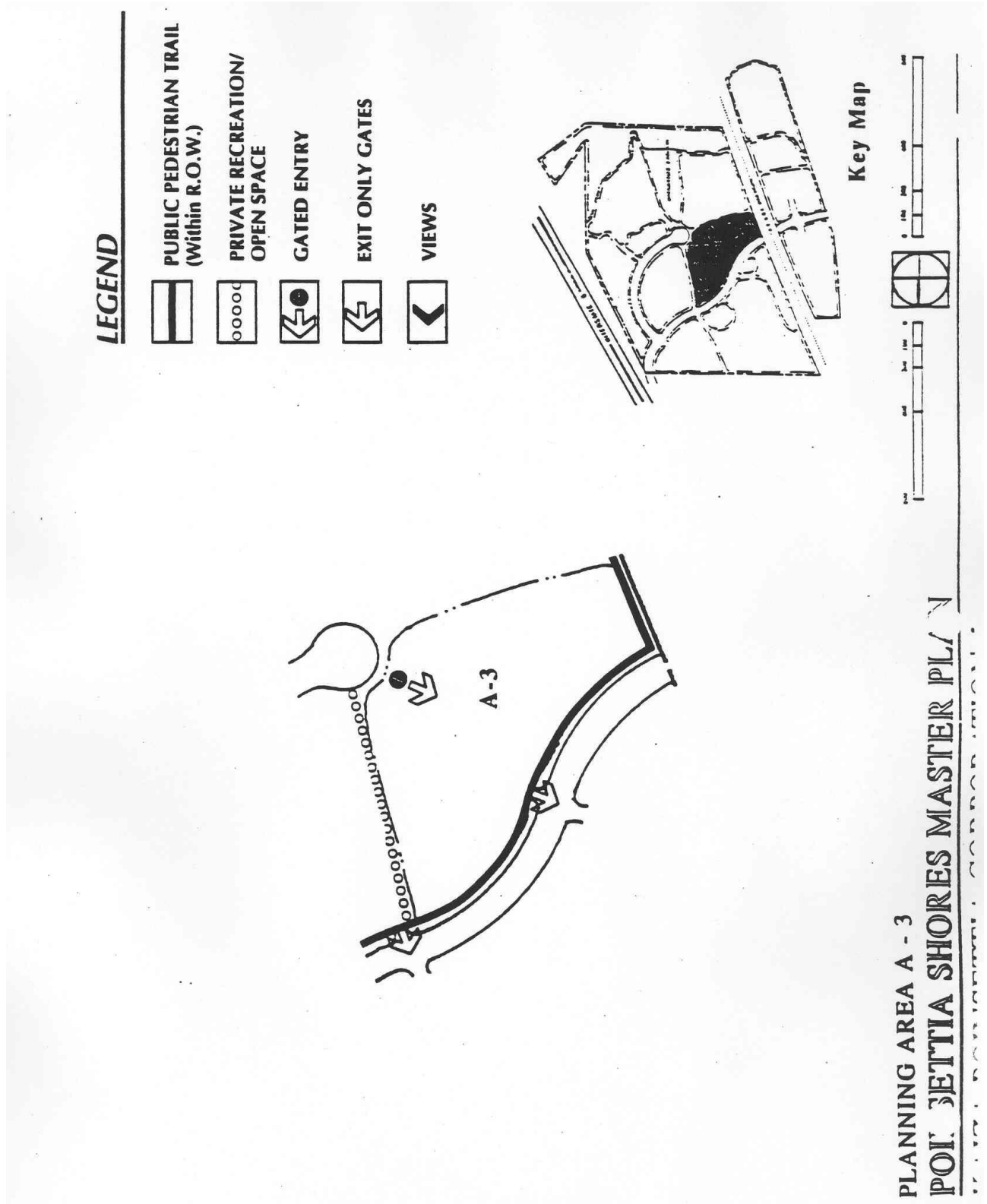
General Plan Land Use:	RM (4 - 8 du/ac)
Growth Control Point:	6.0 du/ac
Poinsettia Shores Master Plan:	allows 51 single-family homes (plus any density bonus units as provided on page 40 of this Master Plan)

3. Lot Size: Minimum 5,000 square feet

4. Special Development Standards:

Setbacks:

- . All homes shall be setback a minimum of 20 feet from Avenida Encinas, maintaining an average setback of 25 feet for all homes within the Master Plan along Avenida Encinas.



Building Height:

- . A maximum of 30 feet and two stories shall be allowed if a minimum roof pitch of 3/12 is provided. Building Height shall be measured per the definition contained in Section 21.04.065 of the Carlsbad Municipal Code.

5. Design Criteria:

- . Private streets shall be designed to include a minimum 50 foot curb radius on knuckle designs.
- . Sight distance criteria at street corners shall be determined by AASHTO standards.
- . Area drains for side yards, within 3 feet of the foundation, and drainage through curbs will be allowed subject to the requirement that a fail safe overflow is provided.
- . Gated entry turn arounds will be designed to conform to AASHTO "P" (passenger) design vehicles. Bus turn around criteria is not required.
- . Architecture will be reviewed for consistency with the Small Lot Architectural Guidelines.

6. Development Review Process

(See same item under Planning Area A-1, p. 74)

7. Environmental Mitigation Conditions

- . Prior to approval of a tentative map for this Planning Area, a detailed noise study assessing compliance with the City's noise policy shall be prepared based on finalized pad elevations.
- . Sound walls shall be used, where necessary, to mitigate noise along Avenida Encinas, Windrose Circle, and the railroad. These walls shall be shown, reviewed and approved on plans submitted as a part of any future Planned Development Permit for this Planning Area, prior to approval of the Planned Development Permit. Preliminary Landscape Plans submitted for any future Planned Development Permit shall show landscaping along noise walls which reduces the visual impacts of the walls.
- . Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

8. Other Special Conditions

- . At the discretion of the applicant, a pedestrian/bicycle trail underpass on Avenida Encinas may be provided at a location connecting the recreation facilities in Planning Area M on the north side of Avenida Encinas to the greenbelt on the south side of Avenida Encinas which runs between Planning Areas A-2 and A-3. The design of this underpass would be subject to review and approval as a part of City review of any tentative map for these Planning Areas.
- . Prior to the issuance of building permits for any home within this planning area, construction of that portion of the public trail which is within this Planning Area shall be completed.
- . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.
- . Recordation of open space easements along the bluff and railroad right-of-way shall occur upon recordation of the final map.

PLANNING AREA A-4

1. Description:

Planning Area A-4 is located south of Planning Area A-3, east of the railroad right-of-way and adjacent to Batiquitos Lagoon. It has a gross planning area of 14.7 acres and a net developable area of 14.7 acres. Planning Area A-4 shall be developed with single family detached residences. Planning Area A-4 is a lagoon bluff-top area which is subject to special development standards to address visual impacts to the lagoon.

2. Use Allocation:

General Plan Land Use:	RM (4 - 8 du/ac)
Growth Control Point:	6.0 du/ac
Poinsettia Shores Master Plan:	allows 62 single-family homes (plus any density bonus units as provided on page 40 of this Master Plan)

3. Lot Size: Minimum 5,000 square feet

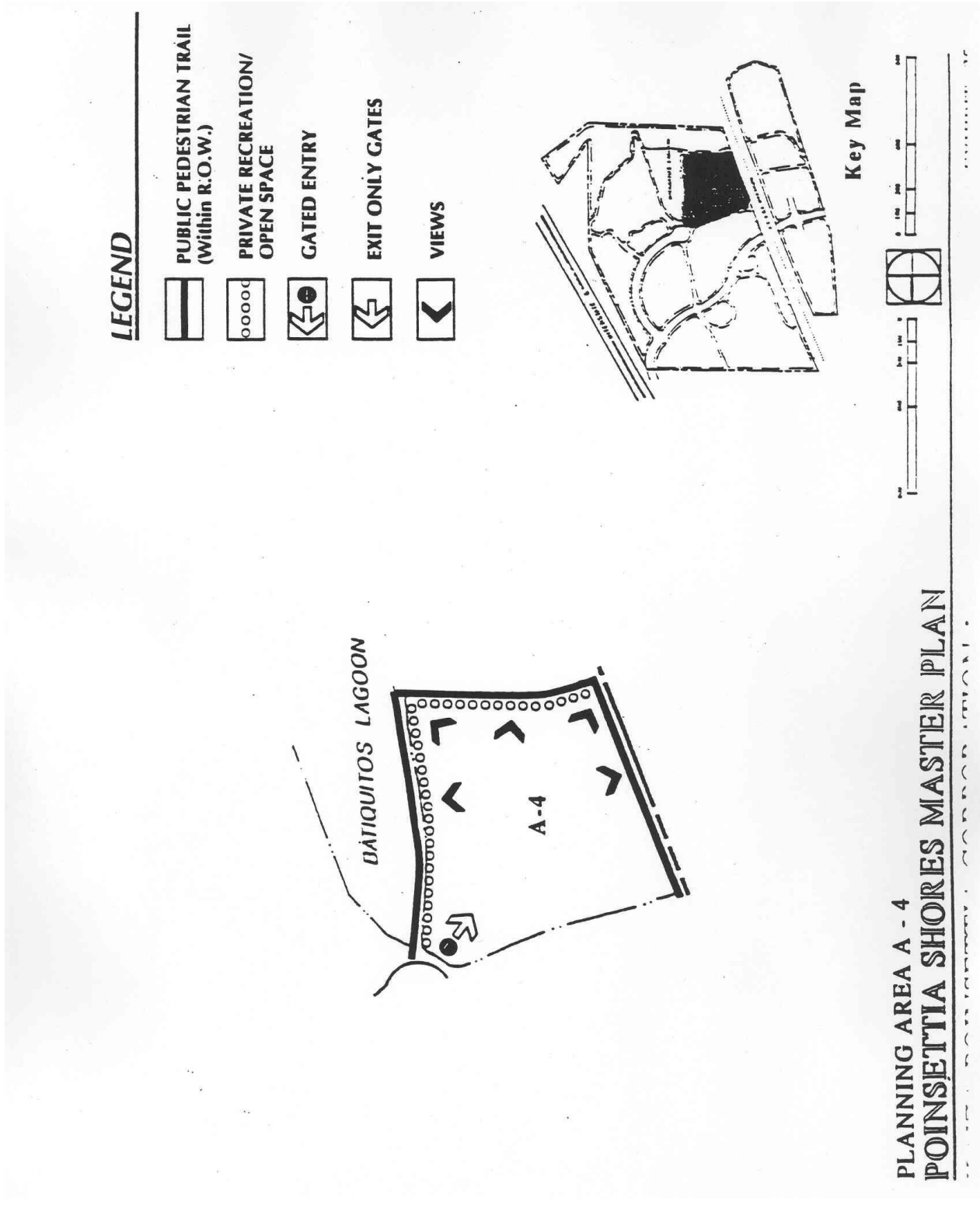
4. Special Development Standards:

Setbacks:

- . All structures shall be setback a minimum of between 80' and 100' from the south facing Batiquitos Lagoon bluff edge.

Building Height:

- . A maximum of 30 feet and two stories shall be allowed if a minimum roof pitch of 3/12 is provided. Building Height shall be measured per the definition contained in Section 21.04.065 of the Carlsbad Municipal Code.



5. Design Criteria:

- . In order to address potential visual impacts to the lagoon, specific architectural standards or designs must be proposed concurrent with the review of a planned development permit/or tentative map for this planning area. These development standards shall address reduction of potential visual impacts through methods which may include but are not limited to: use of single-story elements in architecture, percentage of single-story or single-story elements adjacent to the lagoon or bluff-top setback area, height limitations adjacent to the lagoon or bluff-top setback area, and design considerations such as architectural offsets and varied roof pitches. Building coloration will be subordinate to the adjacent lagoon hillside and building materials will be compatible with the adjacent lagoon environment.
- . Certain accessory uses may be allowed within the rear portion of the residential lots associated with the private open space of the blufftop structural setback area (as shown on Exhibit 10). Allowable accessory uses shall be identified with the tentative map/planned unit development approval for this planning area.
- . Private streets shall be designed to include a minimum 50 foot curb radius on knuckle designs.
- . Sight distance criteria at street corners shall be determined by AASHTO standards.
- . Area drains for side yards, within 3 feet of the foundation, and drainage through curbs will be allowed subject to the requirement that a fail safe overflow is provided.
- . Gated entry turn arounds will be designed to conform to AASHTO "P" (passenger) design vehicles. Bus turn around criteria is not required.
- . This planning area shall provide a bluff-top pedestrian trail pursuant to the specifications on page 25 under "Bicycle and Pedestrian Trail" in the Master Plan Theme Elements Chapter. This Planning Area shall only be conditioned to construct the portion of such bluff-top pedestrian trail which is within its boundaries. Construction of trail portions outside the Planning Area boundaries shall be a condition of those Planning Areas in which such other portions of the trail are identified.
- . Architecture will be reviewed for consistency with the Small Lot Architectural Guidelines.

6. Development Review Process
(See same item under Planning Area A-1, p. 74)

7. Environmental Mitigation Conditions

- . This planning area is subject to special design criteria for the lagoon bluff-top area. See the Design Criteria section above for mitigation conditions to address visual impacts.

- . Prior to approval of a tentative map for this Planning Area, a detailed noise study assessing compliance with the City's noise policy shall be prepared based on finalized pad elevations.
- . Sound walls and/or berms shall be used, where necessary, to mitigate noise along Avenida Encinas, Windrose Circle and the railroad. These walls and/or berms shall be shown, reviewed and approved on plans submitted as a part of any future Planned Development Permit for this Planning Area, prior to approval of the Planned Development Permit. Preliminary Landscape Plans submitted for any future Planned Development Permit shall show landscaping along noise walls which reduces the visual impacts of the walls.
- . Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

8. Other Special Conditions

- . The portion of the lagoon bluff top trail which is within this Planning Area shall be required as a condition of Planning Area Tentative Map/Planned Development Permit approval for this Planning Area.
- . Prior to the issuance of building permits for any home within this planning area, construction of that portion of the public trail which is within this Planning Area shall be completed.
- . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.
- . Recordation of open space easements along the bluff and railroad right-of-way shall occur upon recordation of the final map.

PLANNING AREA B-1

1. Description:

Planning Area B-1 is located north of Avenida Encinas and south of Lakeshore Gardens Mobile Home Park. It has a gross planning area of 20.9 acres and a net developable area of 20.2 acres. Planning Area B-1 shall be developed with clustered single family detached residences.

The cluster single-family units are organized in groups of four detached, air space ownership units located on common property owned by the homeowners association. These units will share in common a courtyard and private driveway leading to the individual unit garage, front yard area and the area fronting the adjacent street(s). Outdoor private use areas will also be provided for each home, within the common property.

This product type provides many of the amenities found in standard single-family residential design including: no common walls between units, private rear yards (within common property), garages, and increased privacy. The shared common property and shared driveway allow for clustered placement of the units around a central driveway/courtyard. This effectively reduces the number of units requiring direct street frontage and provides additional spacing between units across the drive. This results in a street scene which exhibits only two units in a row spaced ten feet apart in contrast to standard design practice under the Planned Development Ordinance which allows an unlimited number of units spaced ten feet apart with certain design criteria for single story elements. This product type will be approved through this Master Plan separately and on its own merits. However, development within this Planning Area may be apart of additional Density Bonus incentives as discussed on page 41.

An exhibit showing conceptual building layouts, setbacks and site design for each cluster is shown on Exhibit 37 on page 85.

2. Use Allocation:

General Plan Land Use:	RM (4 - 8 du/ac)
Growth Control Point:	6.0 du/ac
Poinsettia Shores Master Plan:	allows 161 single-family cluster homes (plus any density bonus units as provided on page 40 of this Master Plan)

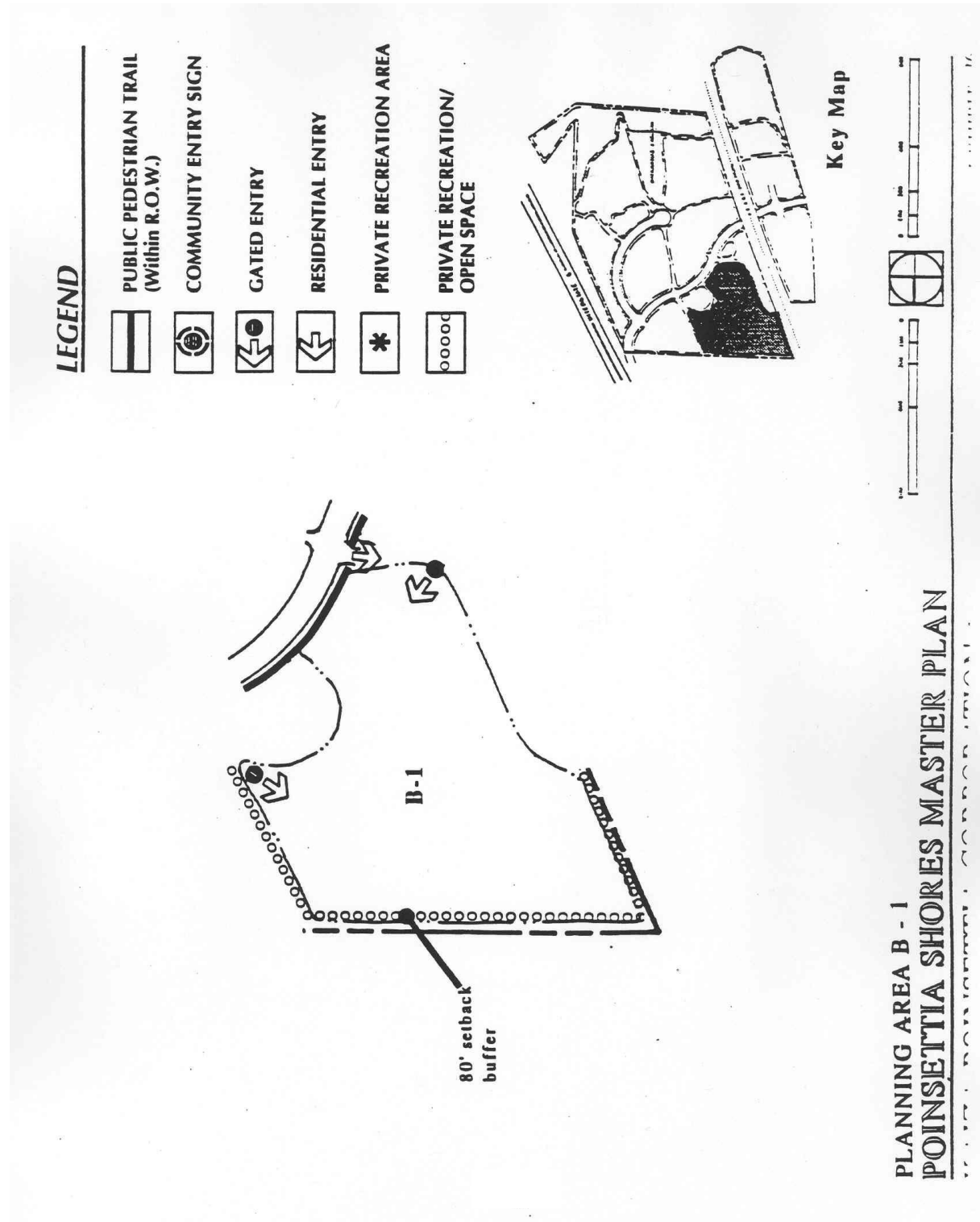
3. Lot size:

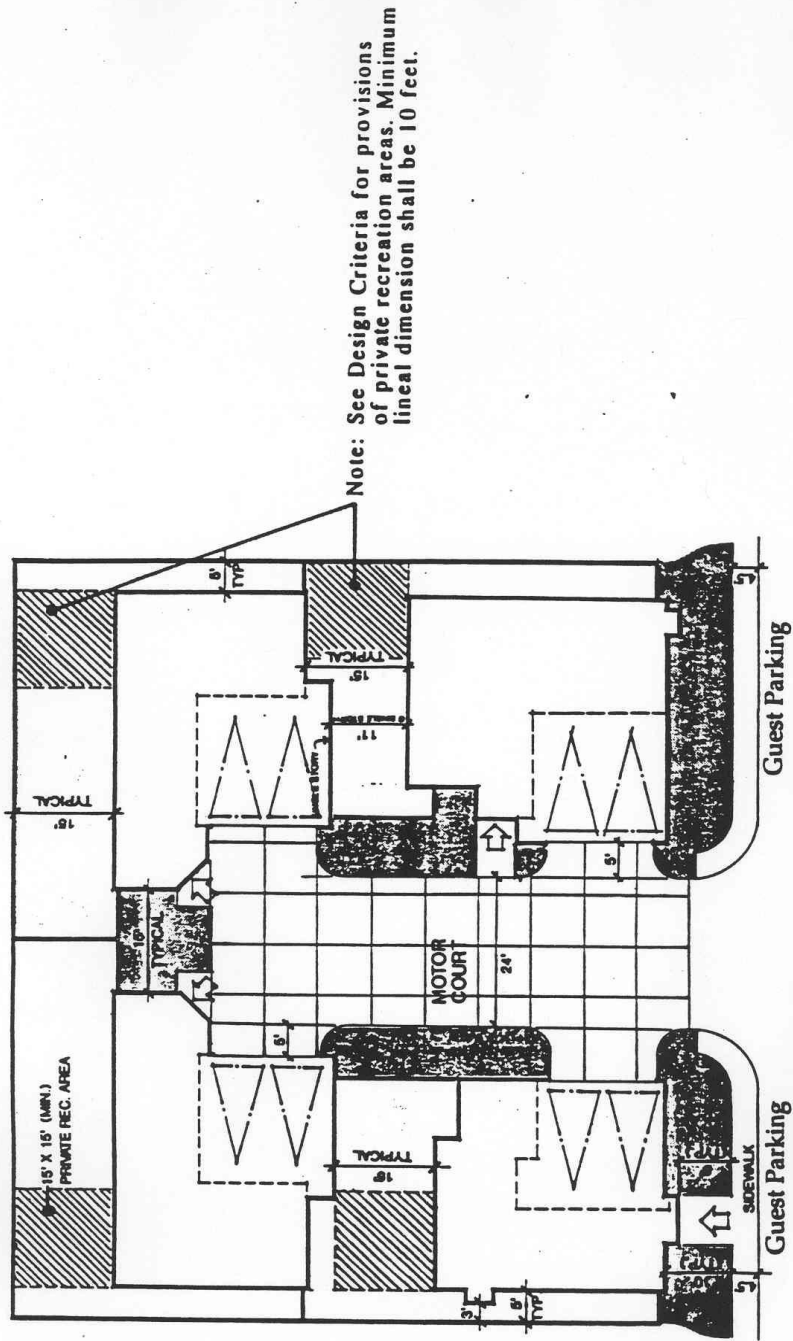
No individually owned residential lots; lots owned in common (see description above)

4. Special Development Standards:

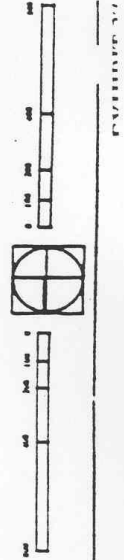
Setbacks:

- . Garages shall be set back a minimum of 5 feet from private driveways.
- . Minimum distance between homes on common lots shall be 10 feet excluding architectural feature intrusions as allowed by Section 21.45.090(b)5 of the Carlsbad Municipal Code (Planned Development Ordinance).
- . Driveways for clustered single family serving four or less units may be 24' in width.
- . An 80 foot structural setback shall be provided between Planning Area B-1 and the existing mobile home park to the north. No structures shall be allowed within this setback, however, streets, landscaping, parking, a private trail and associated uses are allowed. All utilities shall be underground in this setback. Landscaping design criteria within this setback are discussed below.





Note: There are no individual lot lines separating houses, the units may be air space condos or a similar type of ownership concept.



TYPICAL CLUSTER PLAN - 4 UNITS MAX.
POINSETTIA SHORES MASTER PLAN
 KA I 7 A P O I N S E T T I A C O D D O R A T I O N I

- . All homes shall be setback a minimum of 20 feet from Avenida Encinas, maintaining an average setback of 25 feet for all homes within the Master Plan along Avenida Encinas.
- . All structures shall be set back a minimum of 10 feet from private streets excluding architectural feature intrusions as described by Section 21.45.090(b)5 of the Carlsbad Municipal Code (Planned Development Ordinance).
- . Garages facing out onto a private or public street shall be setback a minimum of 20 feet.

Building Height:

- . A maximum of 30 feet and two stories shall be allowed if a minimum roof pitch of 3/12 is provided. Building Height shall be measured per the definition contained in Section 21.04.065 of the Carlsbad Municipal Code.

5. Design Criteria:

- . The street-side elevations of homes within the 80 foot setback (as measured from homes in the existing mobile-home park) shall be softened by planting of larger trees, such as magnolias, to reduce the visual impact of the homes.
- . Within the portion of the 80 foot setback which is between the mobile home park perimeter wall and the collector street in Poinsettia Shore Planning Area B-1, landscaping shall include primarily low level vegetation that does not exceed the height of the wall. Trees and other taller vegetation may be utilized only when they would not block views from the mobile homes. At the request of the adjacent mobile homeowners, no vines shall be planted along the wall between the mobile home park and Poinsettia Shores.
- . Lakeshore Gardens shall be consulted and review landscaping proposals within the 80 foot setback.
- . Sodium amber street lights shall not be used within the setback area and none of the street or landscaping lighting shall illuminate the back yards of Lakeshore Garden residences.
- . The minimum lineal dimension of outdoor private use areas shall be 10 feet provided that the private use area shall not be less than 300 square feet and this area shall not be counted toward satisfying recreational area requirements. However, a minimum 15 foot by 15 foot outdoor private use area may be provided for each unit to be counted toward satisfying recreational area requirements pursuant to section 21.45.090 of the Planned Development Ordinance.
- . Private streets shall be designed to include a minimum 50 foot curb radius or knuckle designs.
- . Sight distance criteria at street corners shall be determined by AASHTO standards.

- . Area drains for side yards, within 3 feet of the foundation, and drainage through curbs will be allowed subject to the requirement that a fail safe overflow is provided.
 - . Gated entry turn arounds will be designed to conform to AASHTO "P" (passenger) design vehicles. Bus turn around criteria is not required.
 - . Architecture will be reviewed for consistency with the Small Lot Architectural Guidelines.
6. Development Review Process
- (See same item under Planning Area A-1, p. 74)
7. Environmental Mitigation Conditions
- . A buffer is required from the existing mobile home park to the north. See the "setbacks" section above.
 - . Prior to approval of a tentative map for this Planning Area, a detailed noise study assessing compliance with the City's noise policy shall be prepared based on finalized pad elevations.
 - . Sound walls and/or berms shall be used, where necessary, to mitigate noise along Avenida Encinas, Windrose Circle and the railroad. These walls and/or berms shall be shown, reviewed and approved on plans submitted as a part of any future Planned Development Permit for this Planning Area, prior to approval of the Planned Development Permit. Preliminary Landscape Plans submitted for any future Planned Development Permit shall show landscaping along noise walls which reduces the visual impacts of the walls.
 - . Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.
8. Other Special Conditions
- . At the discretion of the applicant, a pedestrian/bicycle trail underpass on Avenida Encinas may be provided at a location connecting the recreation facilities in Planning Area M on the north side of Avenida Encinas to the greenbelt on the south side of Avenida Encinas which runs between Planning Areas A-2 and A-3. The design of this underpass would be subject to review and approval as a part of City review of any tentative map for these Planning Areas.
 - . Prior to the granting of occupancy for any home adjacent to any public or private trail, construction of that portion of the trail which is within this Planning Area

shall be completed .

Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.

PLANNING AREA B-2

1. Description:

Planning Area B-2 is located south of and adjacent to Windrose Circle in the interior of Navigator Circle. Planning Area B-2 has a gross area of 2.9 acres with a net developable area of 2.6 acres. This Planning Area will be developed with clustered single family detached homes on common lots.

The cluster single-family units are organized in groups of four air space ownership units located on common property owned by the homeowners association. These units will share in common a courtyard and private driveway leading to the individual unit garage, front yard area and the area fronting the adjacent street(s). Outdoor private use areas will also be provided for each home, within the common property.

This product type provides many of the amenities found in standard single-family residential design including: no common walls between units, private rear yards (within common property), garages, and increased privacy. The shared common property and shared common driveway allow for clustered placement of the units around a central driveway/courtyard. This effectively reduces the number of units requiring direct street frontage and provides additional spacing between units across the drive. This results in a street scene which exhibits only two units in a row spaced ten feet apart in contrast to standard design practice under the Planned Development Ordinance which allows an unlimited number of units spaced ten feet apart with certain design criteria for single story elements. This product type will be approved through this Master Plan separately and on its own merits. However, development within this Planning Area may be apart of additional Density Bonus incentives as discussed on page 41.

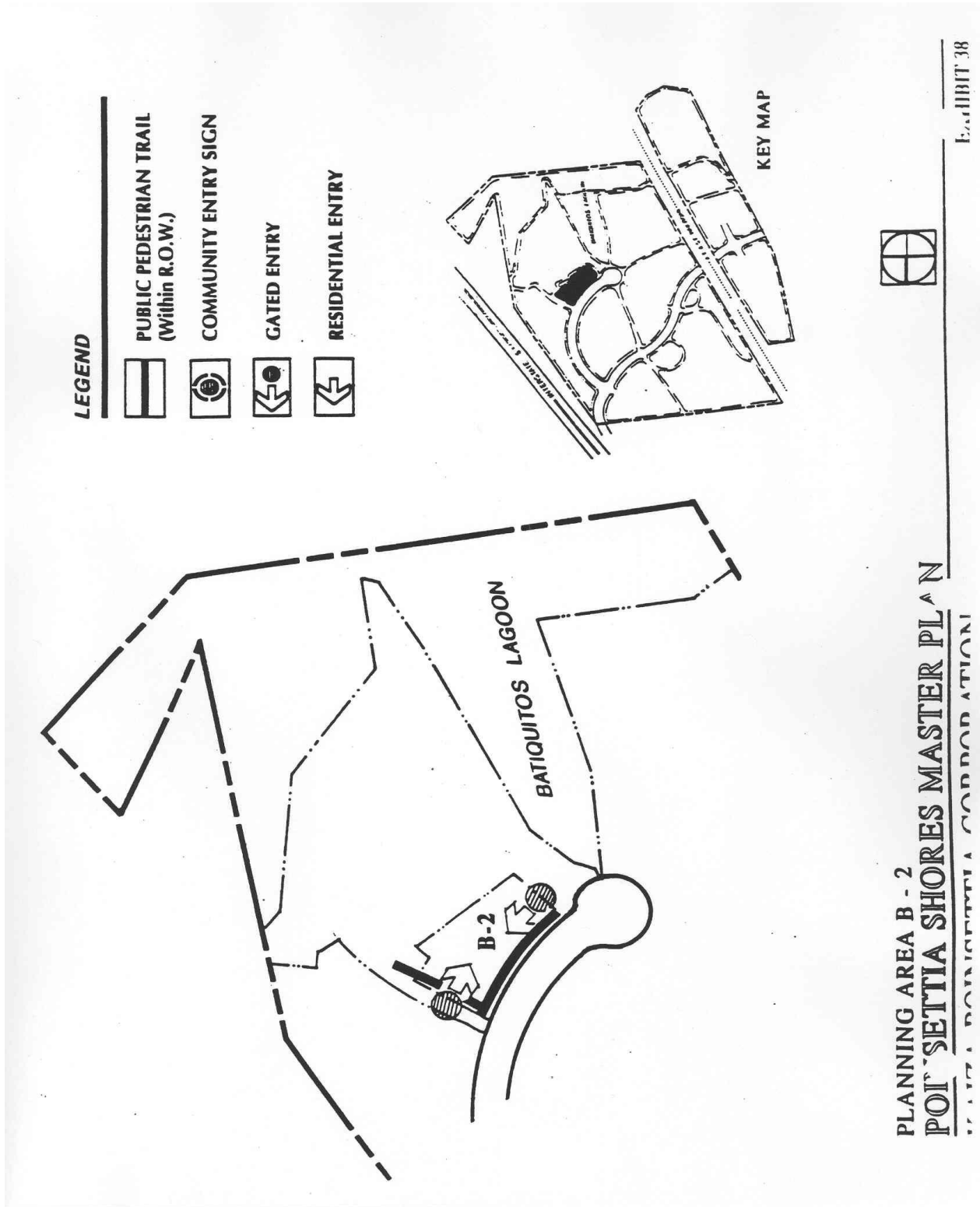
An exhibit showing conceptual building layouts, setbacks and site design for each cluster is shown on Exhibit 37 on page 85.

2. Use Allocation:

General Plan Land Use:	RM (4 - 8 du/ac)
Growth Control Point:	6.0 du/ac
Poinsettia Shores Master Plan:	allows 16 single-family cluster homes. (plus any density bonus units as provided on page 40 of this Master Plan)

3. Lot size:

No individually owned residential lots; lots owned in common (see description above)



PLANNING AREA B - 2
POINSETTIA SHORES MASTER PLAN
 PREPARED BY: POINSETTIA SHORES ASSOCIATION

4. Special Development Standards:

Setbacks:

- . Garages shall be set back a minimum of 5 feet from private driveways.
- . Minimum distance between homes on common lots shall be 10 feet excluding architectural feature intrusions as allowed by Section 21.45.090(b)5 of the Carlsbad Municipal Code (Planned Development Ordinance).
- . Driveways for clustered single family serving four or less units may be reduced to 24' in width.
- . All homes within this Planning Area shall be setback 85 feet from the existing homes in Planning Area J. Within this setback, any landscaped areas shall be designed to screen the new development from the view of the existing residences, to the extent possible. this is intended to be a structural setback only. Streets, curb, gutter, sidewalk, and landscaping, etc. are specifically allowed within the setback.
- . All structures shall be set back a minimum of 10 feet from private streets excluding architectural feature intrusions as described by Section 21.45.090(b)5 of the Carlsbad Municipal Code (Planned Development Ordinance).
- . Garages facing out onto a private or public street shall be setback a minimum of 20 feet.

Building Height:

- . A maximum of 30 feet and two stories shall be allowed if a minimum roof pitch of 3/12 is provided. Building Height shall be measured per the definition contained in Section 21.04.065 of the Carlsbad Municipal Code.

5. Design Criteria:

- . All open parking areas shall be screened from adjacent roadways and structures through a combination of planting, berming and low walls.
- . The minimum lineal dimension of outdoor private use areas shall be 10 feet provided that the private use area shall not be less than 300 square feet and this area shall not be counted toward satisfying recreational area requirements. However, a minimum 15 foot by 15 foot outdoor private use area may be provided for each unit to be counted toward satisfying recreation area requirements pursuant to section 21.45.090 of the Planned Development Ordinance.
- . Sight distance criteria at street corners shall be determined by AASHTO standards.
- . Private streets shall be designed to include a minimum 50 foot curb radius on

knuckle designs.

- . Access on to Navigator Circle is not required to align directly and intersect with proposed access into Area C, due to the lack of left turn conflict, low traffic volumes, and private street design.
- . Area drains for side yards, within 3 feet of the foundation, and drainage through curbs will be allowed subject to the requirement that a fail safe overflow is provided.
- . Gated entry turn arounds will be designed to conform to AASHTO "P" (passenger) design vehicles. Bus turn around criteria is not required.
- . Architecture will be reviewed for consistency with the Small Lot Architectural Guidelines.

6. Development Review Process

(See same item under Planning Area A-1, p. 74)

7. Environmental Mitigation Conditions

- . A buffer is required from the existing single family homes to the south. See the "setbacks" and "design criteria" sections above.
- . Prior to approval of a tentative map for this Planning Area, a detailed noise study assessing compliance with the City's noise policy shall be prepared based on finalized pad elevations.
- . Sound walls and/or berms shall be used, where necessary, to mitigate noise along Avenida Encinas and Windrose Circle. These walls and/or berms shall be shown, reviewed and approved on plans submitted as a part of any future Planned Development Permit for this Planning Area, prior to approval of the Planned Development Permit. Preliminary Landscape Plans submitted for any future Planned Development Permit shall show landscaping along noise walls which reduces the visual impacts of the walls.
- . Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

8. Other Special Conditions

- . Prior to the granting of occupancy for any home adjacent to any public or private trail, construction of that portion of the trail which is within this Planning Area shall be completed .
- . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.

PLANNING AREA C

1. Description:

Planning Area C is located immediately east of Navigator Circle, to the northeast of the previously developed single family homes of Planning Area J and immediately west of Interstate 5. Planning Area C has a gross area of 11.2 acres and a net developable area of 9.6 acres. Planning Area C will be developed with multi-family dwelling units. These may include air space ownership carriage-type units with garage space below portions of the living area in each unit, located on property owned in common. This product type will be approved through this Master Plan separately and on its own merits. However, development within this Planning Area may be apart of additional Density Bonus incentives as discussed on page 41.

An exhibit showing conceptual building layouts, setbacks and site design for each cluster is shown on Exhibit 40 on page 98.

2. Use Allocation:

General Plan Land Use:	RM (4 - 8 du/ac)
Growth Control Point:	6.0 du/ac
Poinsettia Shores Master Plan:	allows 70 townhomes/carriage units

3. Lot size:

No individually owned residential lots; lots owned in common (see description above)

4. Special Development Standards:

Setbacks:

- . All homes shall be setback a minimum of 20 feet from Avenida Encinas, maintaining an average setback of 25 feet for all homes within the Master Plan along Avenida Encinas.

- . Front Yard Setback From Private Street:

- 5' (20% of all buildings)
 - 10' (50% of all buildings)
 - 20' (30% of all buildings)

. Rear Yard Setback:

20' from public street
10' from private street

. Garage:

5' minimum from edge of 24' wide motor court driveway

Building Height: 35 feet

Private Street Width: 30 feet - No parking
32 feet - Parking on one side
36 feet - Parking on both sides

. A private street width of 24' may be allowed for motor courts, or private streets serving 10 units or less, as part of the discretionary review and approval process required for this planning area. All private streets serving 10 units or more shall have a minimum width of 30'.

5. Design Criteria:

. Access to assessor parcel number 216-140-16 shall be provided through this Planning Area to the satisfaction of the City Engineer. This parcel shall be granted unrestricted access through all entry gates and will be provided with access keys or codes to such gates.

. All open parking areas shall be screened from adjacent roadways and structures through a combination of planting, berming and low walls.

. Units shall be designed to take advantage of views whenever possible.

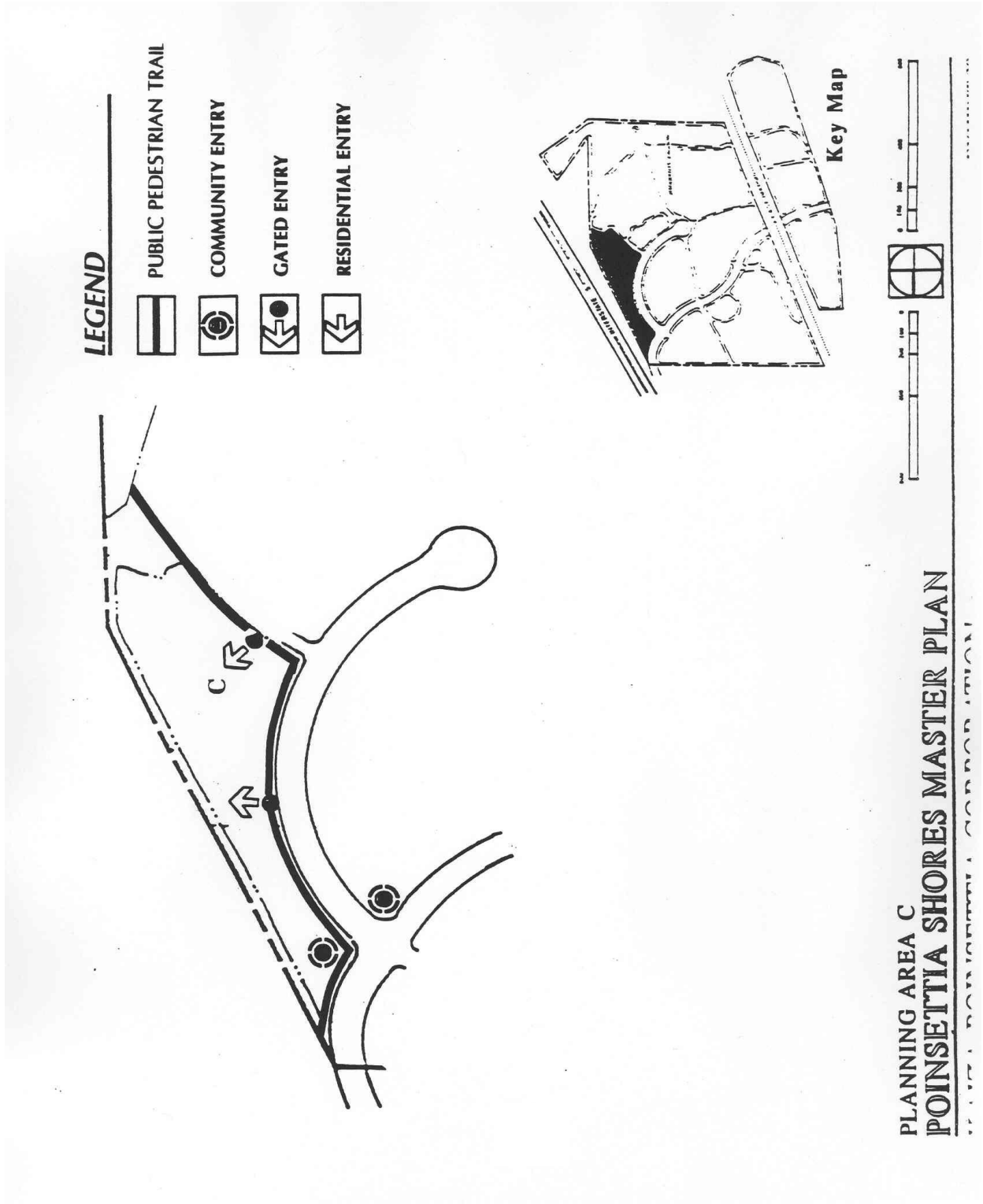
. Sight distance criteria at street corners shall be determined by AASHTO standards.

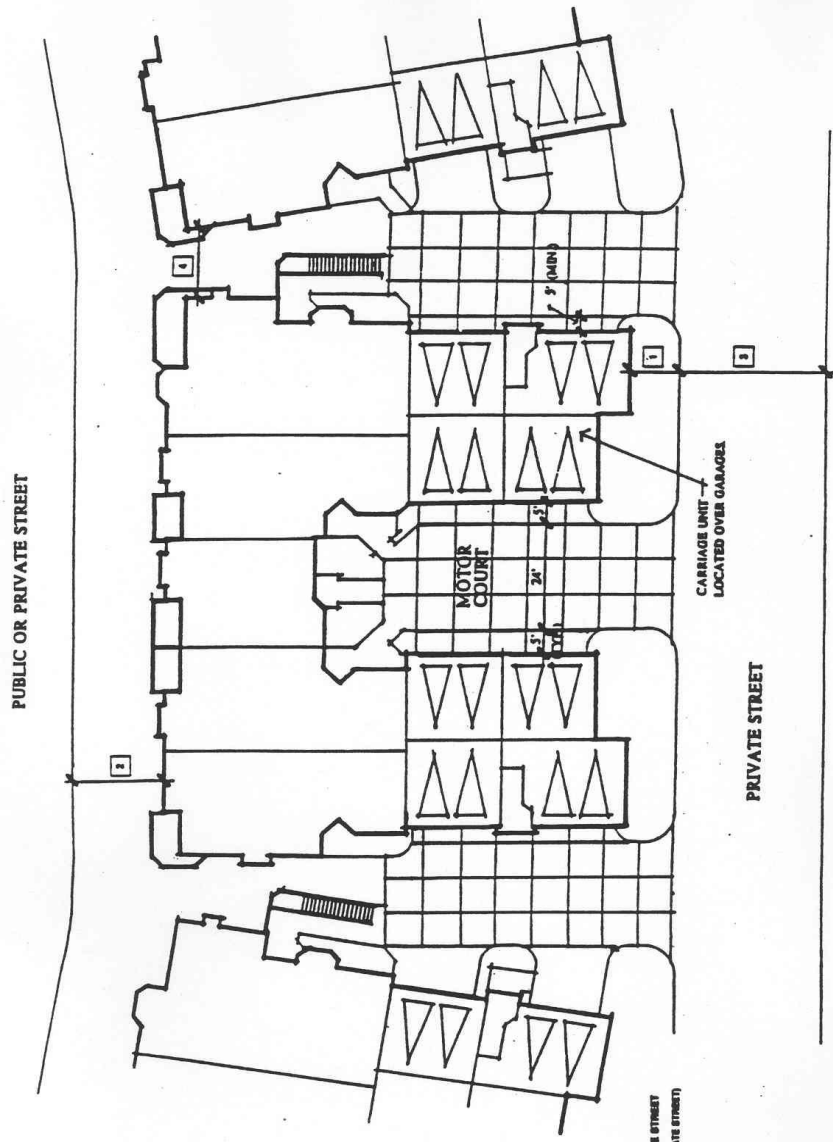
. Private streets shall be designed to include a minimum 50 foot curb radius on knuckle designs.

. Access on to Navigator Circle is not required to align directly and intersect with proposed access into Area C, due to the lack of left turn conflict, low traffic volumes, and private street design.

. Area drains for side yards, within 3 feet of the foundation, and drainage through curbs will be allowed subject to the requirement that a fail safe overflow is provided.

. Gated entry turn arounds will be designed to conform to AASHTO "P" (passenger) design vehicles. Bus turn around criteria is not required.





LEGEND

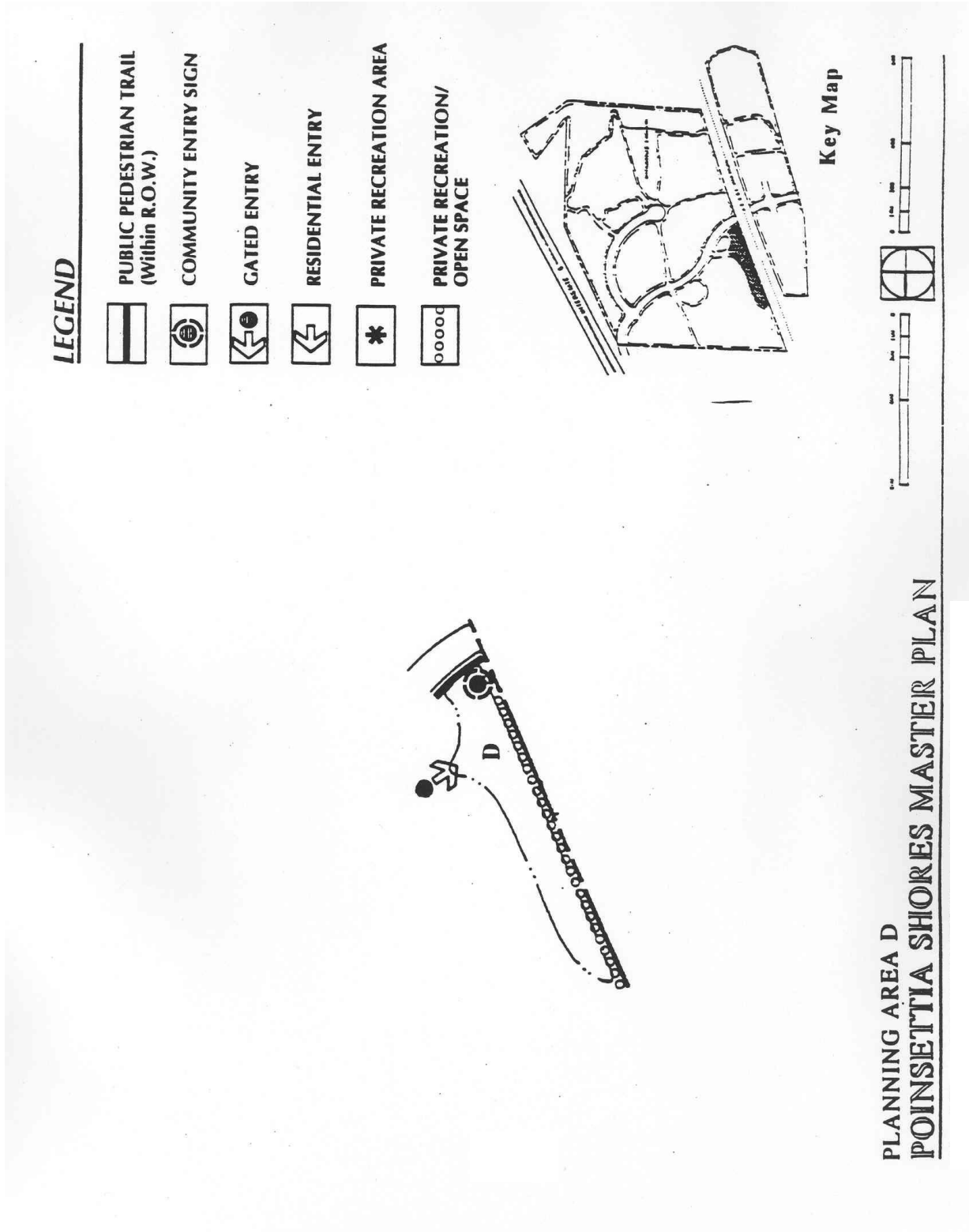
- 1 FRONT YARD SETBACK FROM PRIVATE STREET
AND DIRECT GARAGE ACCESS FROM PRIVATE STREET
5' (50% OF ALL BUILDINGS)
10' (50% OF ALL BUILDINGS)
20' (50% OF ALL BUILDINGS)
- 2 REAR YARD SETBACK
FROM PUBLIC STREET: 20'
FROM PRIVATE STREET: 10'
- 3 PRIVATE STREET DIMENSIONS
SEE PREVIOUS COLUMNS LOCUS PRIVATE STREET WIDTH ON PAGE 96
- 4 BUILDING SEPARATION PER PD CONFORMANCE AND CITY POLICY

**TYPICAL PLOTTING AREA C
POINSETTIA SHORES MASTER PLAN
K/ 'ZA POINSETTIA CORPORATION**

- . Retaining walls along the easterly Planning Area boundary, may be required to prevent grading on Caltrans property and as noise attenuation. Any such wall design must minimize potential visual impacts. Landscaping shall be used to assist in reducing the visual impacts resulting from the design of any such walls.
6. Development Review Process
- (See same item under Planning Area A-1, p. 74)
7. Environmental Mitigation Conditions
- . Prior to approval of a tentative map for this Planning Area, a detailed noise study assessing compliance with the City's noise policy shall be prepared based on finalized pad elevations. Noise analysis shall be coordinated with CALTRANS to comply with CALTRANS long term objectives for the I-5 corridor in this area.
 - . Sound walls and/or berms shall be used, where necessary, to mitigate noise along Avenida Encinas and Windrose Circle. The location and height of these walls and/or berms shall be reviewed and approved concurrent with review and approval of a Planning Area Tentative Map/Planned Development Permit for this Planning Area. Preliminary Landscape Plans submitted for any Planned Development Permit shall show landscaping along noise walls which reduces the visual impacts of the walls.
 - . Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.
8. Other Special Conditions
- . Per the provisions of the Carlsbad Hillside Development Ordinance, this planning area shall obtain a Hillside Development Permit concurrent with approval of a tentative map. All Hillside Development Ordinance provisions shall apply to this planning area including any proposed retaining walls.
 - . Prior to the granting of occupancy for any home adjacent to any public or private trail, construction of that portion of the trail which is within this Planning Area shall be completed .
 - . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.

PLANNING AREA D

Planning Area D shall be developed as market rate housing units using the same product type and applicable design criteria as set forth within Planning Area B-1. As provided under the Affordable Housing Agreement dated September 13, 1995, any and all Poinsettia Shores Master Plan Affordable housing requirements shall be satisfied offsite and therefore Planning Area D shall develop as market rate housing as provided for within the Poinsettia Shores Master Plan. Planning Area D shall allow for the development of 23 market rate housing plus any additional units allocable to this planning area pursuant to section B.2 page 129 of the Poinsettia Shores Master Plan, all subject to the applicable design criteria established under Planning Area B-1.



PLANNING AREA E

1. Description:

Planning Area E is located east of and adjacent to the AT&SF Railway right-of-way and north of and adjacent to Avenida Encinas. Planning Area E has a gross area of 0.9 acres and a net developable area of 0.5 acres. This Planning Area is intended to provide recreational vehicle storage for the Poinsettia Shores Master Plan residents.

Per the requirements of the Planned Development Ordinance, 20 square feet per unit of recreational vehicle storage space shall be provided for all units. The Poinsettia Shores Master Plan allows for 451 market rate dwelling units, plus an additional 23 market rate units with the proposed density bonus for a total of 474 market rate units. The 90 affordable housing units are not included in this total since the residents of these units would be less likely to own luxury recreation vehicles. Therefore, the total requirement for the Master Plan is 9,840 square feet of recreational vehicle parking ($20 \times 474 = 9,480$). The proposed RV site is approximately 0.5 net developable acres or 21,780 square feet in size. This will more than satisfy the required minimum.

This RV storage area shall be operated and maintained by the Poinsettia Shores Master Homeowners' Association. Recreational Vehicle storage shall be available by use of a paved access road prior to issuance of the first Certificate of Occupancy for any residential unit in the Master Plan. If there is space available within the RV storage area, nonresidents of the Master Plan may be allowed to store their recreational vehicles in this area. The fees charged to these nonresidents shall be used to pay for the maintenance of the RV storage area. As the Poinsettia Shores Master Plan is developed, residents of the Master Plan area shall have priority over nonresidents for storage space within the Recreational Vehicle Storage Area.

2. Use Allocation:

General Plan Land Use:	RM (4 - 8 du/ac)
Growth Control Point:	6.0 du/ac
Poinsettia Shores Master Plan:	allows for the storage of recreational vehicles.

3. Design Criteria:

- . All open parking areas shall be screened from adjacent roadways and structures through a combination of planting, berming and low walls.
- . Private streets shall be designed to include a minimum 50 foot curb radius on knuckle designs.
- . Sight distance criteria at street corners shall be determined by AASHTO standards.

4. Development Review Process

- . A Site Development Plan is required to be processed and approved prior to development within this Planning Area. For additional detail and special conditions, see Section B of this Chapter of the Master Plan on page 66.

5. Environmental Mitigation Conditions

- . Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

6. Other Special Conditions

- . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.

PLANNING AREA F

1. Description:

Planning Area F is located at the far northwest corner of the Master Plan area west of the AT&SF Railway right-of-way. This Planning Area has a gross area of 11.3 acres and a net developable area of 10.7 acres.

2. Land Use Allocation:

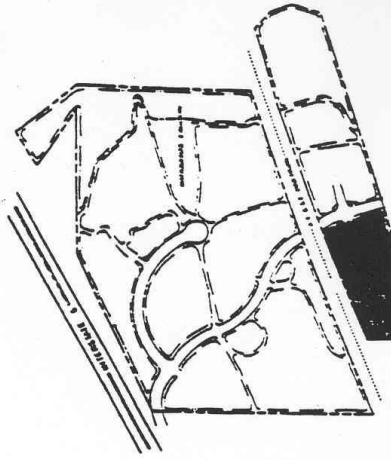
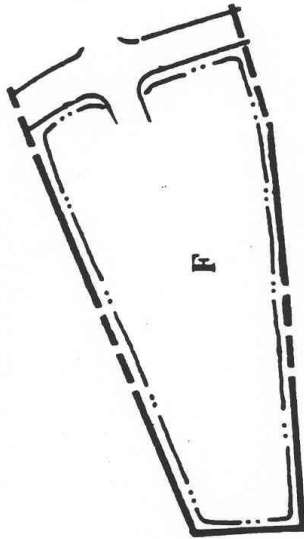
General Plan Land Use: NRR (Non-Residential Reserve)

Planning Area F carries a Non-residential Reserve (NRR) General Plan designation. As shown on Exhibit 9 (Land Use Summary Table), Planning Area F is an "unplanned" area, for which land uses will be determined at a later date when more specific planning is carried out for areas west of the railroad right-of-way. A future Major Master Plan amendment and LCP amendment will be required prior to further development approvals for Planning Area F.

The intent of the NRR designation is not to limit the range of potential future uses entirely to non-residential, however, since the City's current general plan does not contain an "unplanned" designation, NRR was determined to be appropriate at this time. In the future, if the Major Master Plan amendment has not been processed, and the City develops an "unplanned" General Plan designation, then this site would likely be redesignated as "unplanned". Future uses could include, but are not limited to: commercial, residential, office, and other uses, subject to future review and approval. For residential uses to be approved in planning area F, or any planning area west of the railroad tracks, there would have to be a determination that residential dwelling units could be available through the southwest quadrant to this property consistent with the City's Growth Management Plan as part of the Major Master Plan Amendment.

3. Special Development Standards:

- . All structures shall be set back a minimum of 40 feet from the AT&SF Railroad Right-of-Way. Allowable uses within this setback include streets, parking and landscaping.
- . All structures shall be set back a minimum of 40 feet from Carlsbad Boulevard. The setback shall include a link of the Citywide Trail System, if adopted. Allowable uses within this setback include streets, parking and landscaping.
- . Special development standards for this planning area will be developed through the future Major Master Plan Amendment.
- . As part of any future planning effort, the city and developer must consider and document the need for the provision of lower cost visitor accommodations or recreational facilities (i.e., public park) on the west side of the railroad.



Key Map



PLANNING AREA F
POI. JETTIA SHORES MASTER PL. N

4. Approval Process:

- . Prior to approval of a tentative map or Site Development Plan for this planning area, a Major Master Plan Amendment and LCP Amendment shall be required to address any proposed use and design criteria for this site. Based on the proposed use and design criteria, additional discretionary applications may be required including but not limited to a General Plan Amendment and Local Facilities Management Plan Amendment.
- . Prior to approval of further development approvals for this area, the applicant must submit one of the following:
 - a. An economic impact study for Planning Area F; or
 - b. Justification showing how the proposed use in Area F has either an equal or lower economic impact on the City than was estimated in the original Kaiza Poinsettia Master Plan Economic Impact Study. This study must be reviewed and approved the Planning Director. If the Planning Director finds that the justification does not clearly show an equal or lesser impact than previously estimated, then a full economic impact report shall be prepared as in Item "b" above.

5. Environmental Mitigation Conditions

- . Prior to approval of further development approvals for this area, additional environmental review shall be conducted to determine whether any significant environmental impacts will occur as a result of the proposed use, beyond those originally anticipated in EIR 84-3.

6. Other Special Conditions

- . For residential uses to be approved in planning area F, there would have to be a determination that residential dwelling units could be available through the southwest quadrant to this property consistent with the City's Growth Management Plan as part of the Major Master Plan Amendment.
- . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.

PLANNING AREA G

1. Description:

Planning Area G is located west of the AT&SF Railway right-of-way, east of Carlsbad Boulevard, north of Planning Area H and south of the Avenida Encinas extension. Planning Area G has a gross area of 8.4 acres and net developable area of 7.8 acres.

2. Land Use Allocation:

General Plan Land Use: TS/C (Travel Service/Commercial)

All development in Planning Area G shall conform to the standards of the C-T zone of the Carlsbad Municipal Code, Chapter 21.29.

Hotel units will be managed and maintained by a hotel management group. This area also allows for hotel units which are also permitted to be designed as vacation time share units provided that a subdivision map is recorded and the time share is processed under Section 21.42.010 of the Carlsbad Municipal Code. Up to 220 hotel or vacation time share units shall be allowable within this Planning Area. Each unit shall have the option to be designed with full kitchen facilities. These units may be sold or leased on a daily or weekly basis. In this event the facilities shall be maintained and managed by an independent management entity which may or may not be affiliated with the hotel management group.

This Planning Area provides tourist-commercial services within the Master Plan area and, in particular, the hotel and conference center. Uses within this area shall be primarily directed toward the needs of tourists visiting the hotel, timeshare, conference center and local scenic and recreation areas.

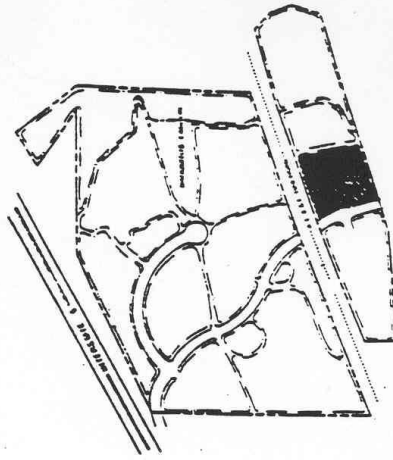
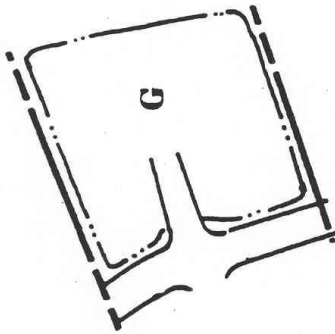
In addition to the hotel/time share units described above, this Planning Area permits, but is not limited to the following uses: restaurants, bakeries, convenience retail, barber and beauty shops, book and stationary stores, dry cleaning, laundry service for hotel, florist shops, small specialty grocery stores, novelty and/or souvenir stores, travel agencies, confectionery stores and jewelry stores. Other similar uses are also allowed upon approval of the Director of Planning.

Poinsettia Shores Master Plan permits a maximum of 220 hotel and/or time share units, private recreation facilities in conjunction with the hotel and/or time share related uses as well as 58,600 square feet of commercial area.

A maximum of 58,600 square feet of tourist commercial floor area is permitted.

3. Special Development Standards:

- . Maximum allowable height for buildings shall be consistent with section 21.29 of the Carlsbad Municipal Code.
- . 1.2 parking spaces per guest suite must be provided.
- . Commercial uses shall provide a minimum of one space for each 200 square feet of gross floor area.
- . All structures shall be setback a minimum of 40 feet from Carlsbad Boulevard and a minimum of 40 feet from the AT&SF Railway right of way. Allowable uses within this setback area include streets, parking, and landscaping. The setback shall include a link of the Citywide Trail System, if adopted.



Key Map



PLANNING AREA G
POINSETTIA SHORES MASTER PLAN

- . The distance between structures shall not be less than 10 feet.
- . A minimum of 10% of the required parking area, inclusive of driveways shall be landscaped subject to approval of the Planning Director.
- . All buildings including accessory structures shall not cover more than 50% of the area of the lot. Parking areas shall not be counted in determining lot coverage.

4. Design Criteria:

- . All open parking areas shall be screened from adjacent roadways and structures, through a combination of planting, berming and low walls.
- . Building structures and facilities shall be well integrated, oriented and related to pedestrian scale.
- . Screening walls for storage spaces, loading areas and equipment shall be architecturally integrated with surrounding building and design.
- . Building placement shall be designed to create opportunities for plazas or other landscaped open spaces within the planning area.
- . The perimeter pedestrian trail system shall be constructed in this area.

5. Approval Process:

- . A Site Development Plan shall be submitted and approved prior to the development of this planning area subject to the general and special development standards and regulation of this Master Plan. The primary purpose of the Site Development Plan shall be to determine that the planning area is being developed consistent with the standards outlined in this Master Plan and to ensure compatibility with City policies and ordinances. If timeshares are proposed, a Conditional Use Permit as well as a tentative map will be required. Upon approval of each Site Development Plan by the Planning Commission and City Council, building permits may be issued. The processing procedures set forth in Chapter 21.06, Qualified Development Overlay Zone, of the Carlsbad Municipal Code shall apply except that:
 1. A tentative subdivision map, if required by the Subdivision Map Act, shall be submitted for the planning area in conjunction with the Site Development Plan.
 2. The Site Development Plan and tentative map shall be acted upon by the Planning Commission and City Council. The Planning Commission and City Council shall determine that the individual Planning Area is being developed consistent with the Master Plan and appropriate City policies.
- . A Coastal Development Permit shall be obtained after City Approvals.

6. Environmental Mitigation Conditions

- . Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

7. Other Special Conditions

- . This Planning Area is required to either 1) bond for frontage improvements on Carlsbad Boulevard as specified in this Master Plan's circulation chapter on page 9, or 2) construct said improvements to the satisfaction of the City Engineer. Construction of improvements may be financed through an assessment district subject to approval by the City of Carlsbad.
- . The development of this planning area shall include a public access trail system which will be designed to link with the Master Plan's trail system. Trail improvements must be installed prior to the issuance of any building permits for this planning area.
- . Recordation of open space easements along the bluff and railroad right-of-way shall occur upon recordation of the final map.

PLANNING AREA H

1. Description:

Planning Area H is located immediately east of Carlsbad Boulevard between the Hotel to the north and an open space area to the south. This Planning Area has a gross area of 3.7 acres and a net developable area of 3.7 acres. Planning Area H is a lagoon bluff-top area which is subject to special development standards which address visual impacts to the lagoon.

2. Land Use Allocation:

General Plan Land Use: TS/C (Travel Service/Commercial)

Planning Area H will include a hotel and conference center with recreational facilities, administrative offices, banquet facilities and accessory retail uses as approved by the Planning Director.

All development in Planning Area H shall conform to the standards of the C-T zone of the Carlsbad Municipal Code, Chapter 21.29.

Permitted uses within Planning Area H are those commonly found with full service hotel facilities to include, but not limited to, a conference center, swimming pool, basketball courts, tennis courts, health club, dining facilities, and accessory retail uses provided for the convenience of hotel guests when located within the hotel structure(s).

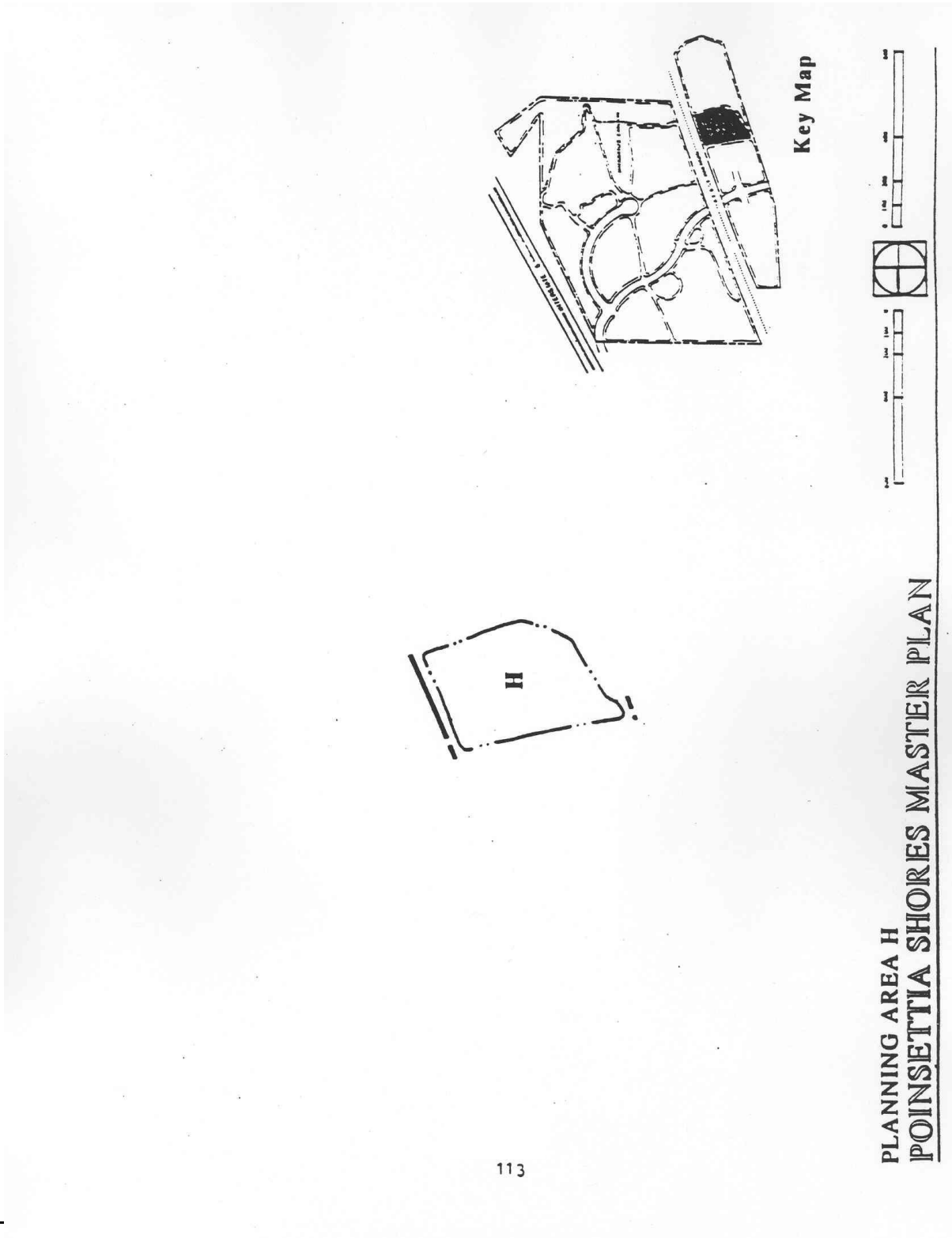
Poinsettia Shores Master Plan permits a maximum of 150 executive suite hotel, a maximum of five tennis courts and a maximum of 120,000 square feet of commercial area which includes a 25,000 conference center.

3. Special Development Standards:

- . Maximum allowable building height shall be consistent with Section 21.29 of the Carlsbad Municipal Code, except that buildings within 100' of the Batiquitos Lagoon bluff shall be limited to 25' above finished grade.
- . The minimum parking requirement for hotel facilities is 1.2 spaces per hotel suite. Additional public areas including conference center banquet facilities and other accessory uses require one space for each 100 square feet of gross floor area.
- . All structures shall have a minimum setback of 40 feet from Carlsbad Boulevard and 40 feet from the AT&SF Railway right of way. Allowable uses within this setback include streets, parking and landscaping. The setback shall include a link of the Citywide Trail System, if adopted.
- . A minimum 45 foot structural setback shall be observed from the south facing lagoon bluff edge. Allowable uses within this setback include streets, parking and landscaping. However, a greater setback may be required with review and approval of specific development proposals in conjunction with review and input by the California Department of Fish and Game for this planning area.
- . The distance between structures shall not be less than 10'.
- . A minimum of 10% of the required parking area, inclusive of driveways shall be landscaped subject to approval of the Planning Director.
- . All buildings including accessory structures shall not cover more than 50% of the area of the lot. Parking areas shall not be counted in determining lot coverage.

4. Design Criteria:

- . All open parking areas shall be screened from adjacent roadways and structures, through a combination of planting, berming and low walls.
- . Building structures and facilities shall be well integrated, oriented and related to pedestrian scale.
- . Screening walls for storage spaces, loading areas and equipment shall be architecturally integrated with surrounding building and design.
- . Building placement shall be designed to create opportunities for plazas or other landscaped open spaces within the planning area.



113

In order to address potential visual impacts to the lagoon, specific architectural standards or designs must be proposed concurrent with the review of a Site Development Plan for this Planning Area. These development standards shall address reduction of potential visual impacts through methods which may include but are not limited to: use of varied roof heights adjacent to the lagoon bluff-top setback area, height limitations adjacent to the lagoon bluff-top setback area, etc.

5. Approval Process:

A Site Development Plan shall be submitted and approved prior to the development of this planning area subject to the general and special development standards and regulation of this Master Plan. The primary purpose of the Site Development Plan shall be to determine that the planning area is being developed consistent with the standards outlined in this Master Plan and to ensure compatibility with City policies and ordinances. Upon approval of each Site Development Plan by the Planning Commission and City Council, building permits may be issued. The processing procedures set forth in Chapter 21.06, Qualified Development Overlay Zone, of the Carlsbad Municipal Code shall apply except that:

1. A tentative subdivision map, if required by the Subdivision Map Act, shall be submitted for the planning area in conjunction with the Site Development Plan.
2. The Site Development Plan and tentative map shall be acted upon by the Planning Commission and City Council. The Planning Commission and City Council shall determine that the individual Planning Area is being developed consistent with the Master Plan and appropriate City policies.

A Coastal Development Permit shall be obtained after City Approvals.

6. Environmental Mitigation Conditions

Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

7. Other Special Conditions

This Planning Area is required to either 1) bond for frontage improvements on Carlsbad Boulevard as specified in this Master Plan's circulation chapter on page 9 or 2) construct said improvements to the satisfaction of the City Engineer. Construction of improvements may be financed through an assessment district, subject to approval by the City of Carlsbad.

- . The development of this planning area shall include a public access trail which will be designed to link with the Master Plan's trail system. Trail improvements must be installed and dedication of the trail shall be accepted by the City of Carlsbad if the City agrees and it adopts a Citywide Trails Program that includes provisions for maintenance and liability. Otherwise, prior to the issuance of any building permits, the obligation for acceptance, construction, maintenance, and liability shall be the responsibility of another agency designated by the City or the responsibility of the Homeowners Association. Upon acceptance of the dedication, including maintenance and liability responsibilities, and completion of the trail improvements, the trail shall be open for public use.
- . Recordation of open space easements along the bluff and railroad right-of-way shall occur upon recordation of the final map.

PLANNING AREA I

1. Description:

Open Space Area I is located north of Batiquitos Lagoon, west of the AT&SF Railway right of way and east of Carlsbad Boulevard at the southwest corner of the Master Plan area. Planning Area I has a gross area of 11.9 acres.

2. Land Use Allocation:

General Plan Land Use: Open Space

Land within this planning area has been irrevocably offered for conveyance to the State Lands Commission as a requirement of the BLEP Master Plan and approved Coastal Development Permit. The area is subject to the Batiquitos Lagoon Enhancement Plan and any activities in this area shall be consistent with the approved enhancement plan and all agreements and approvals with the City of Carlsbad and the California Coastal Commission which existed at the time of offering conveyance of the Planning Area to the State Lands Commission. No activities contrary to that plan shall be allowed. Consistent with the Zone 9 LFMP, a desilting basin may be constructed in the northwest portion of Open Space Area I, subject to the review and approval of the City of Carlsbad and any affected resource agencies including the State Lands Commission.

3. Design Criteria:

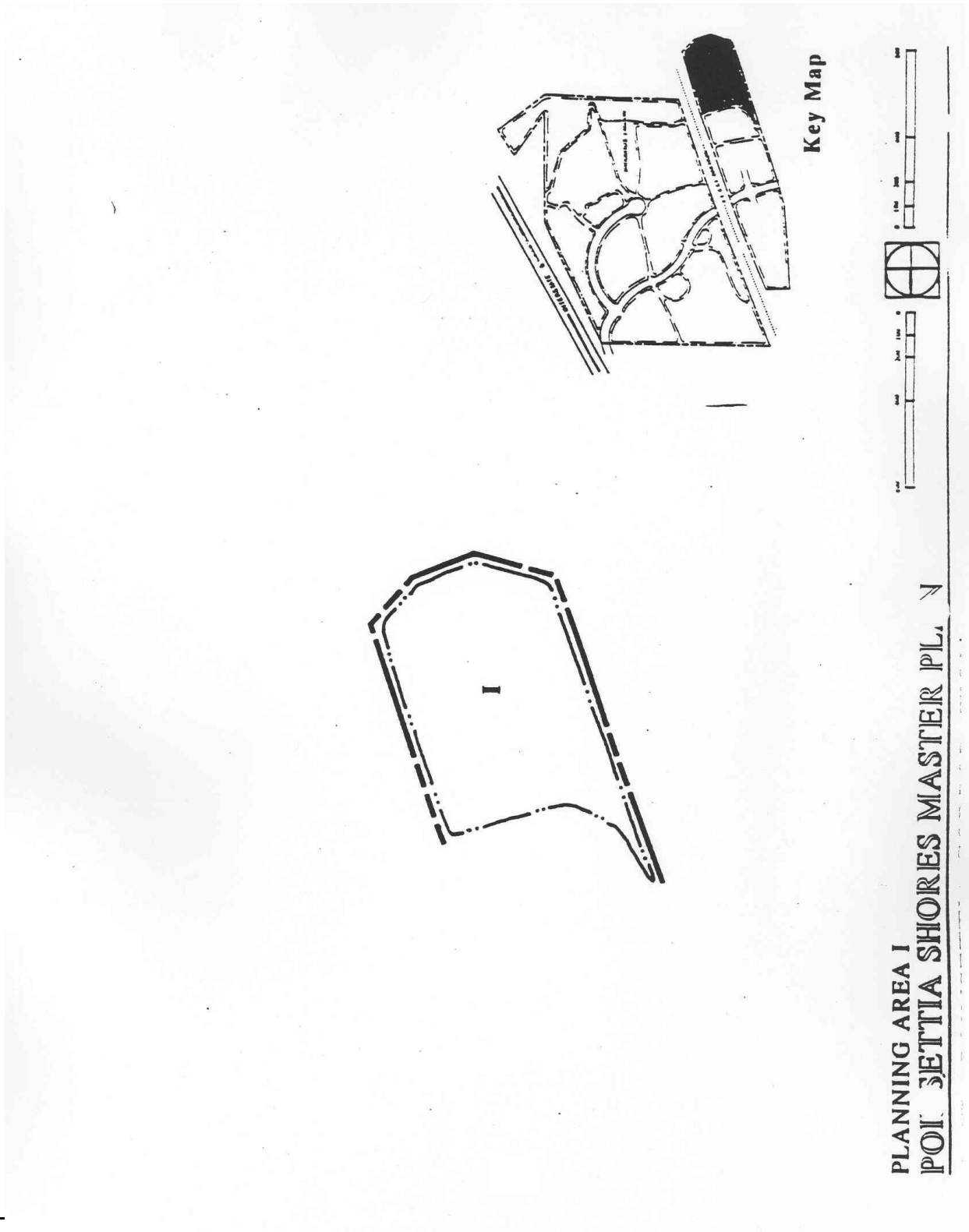
- . All development in this area shall be consistent with the Batiquitos Lagoon Enhancement Plan.

4. Environmental Mitigation Conditions

None.

5. Other Special Conditions

None.



PLANNING AREA J

1. Description:

Planning Area J is located north of Batiquitos Lagoon in the eastern portion of the Poinsettia Shores Master Plan area. Planning Area J is the only portion of the Master Plan area that has been developed. There are currently 70 homes built with five lots remaining to be developed. Planning Area J has a gross area of 13.8 acres.

2. Use Allocation:

General Plan Land Use: RM (4 - 8 du/ac)
Growth Control Point: 6 du/ac

Poinsettia Shores Master Plan allows for 75 single-family detached units of which 70 units have already been built.

3. Lot Size: A minimum of 3,900 square feet, except for lots located along the terminus of a cul-de-sac which can be a minimum of 3,600 square feet in area.

4. Special Development Standards:

Height: 25 feet above finished grade. A minimum of thirty (30) percent of the units within 100 feet of the lagoon bluff shall be one (1) story (18 feet) in height.

Setbacks: All structures shall be setback a minimum of between 45 feet and 50 feet from the south facing Batiquitos Lagoon bluff edge.

A minimum building separation of 85 feet shall be maintained between Planning Areas J and B-2. This shall be screened and heavily landscaped. Streets, curb, gutter, sidewalk, and landscaping, etc. are specifically allowed within the setback.

A minimum building separation of 75 feet shall be maintained between Planning Areas J and C. This area shall be screened and heavily landscaped. Streets, curb, gutter, sidewalk, and landscaping, etc. are specifically allowed within the setback.

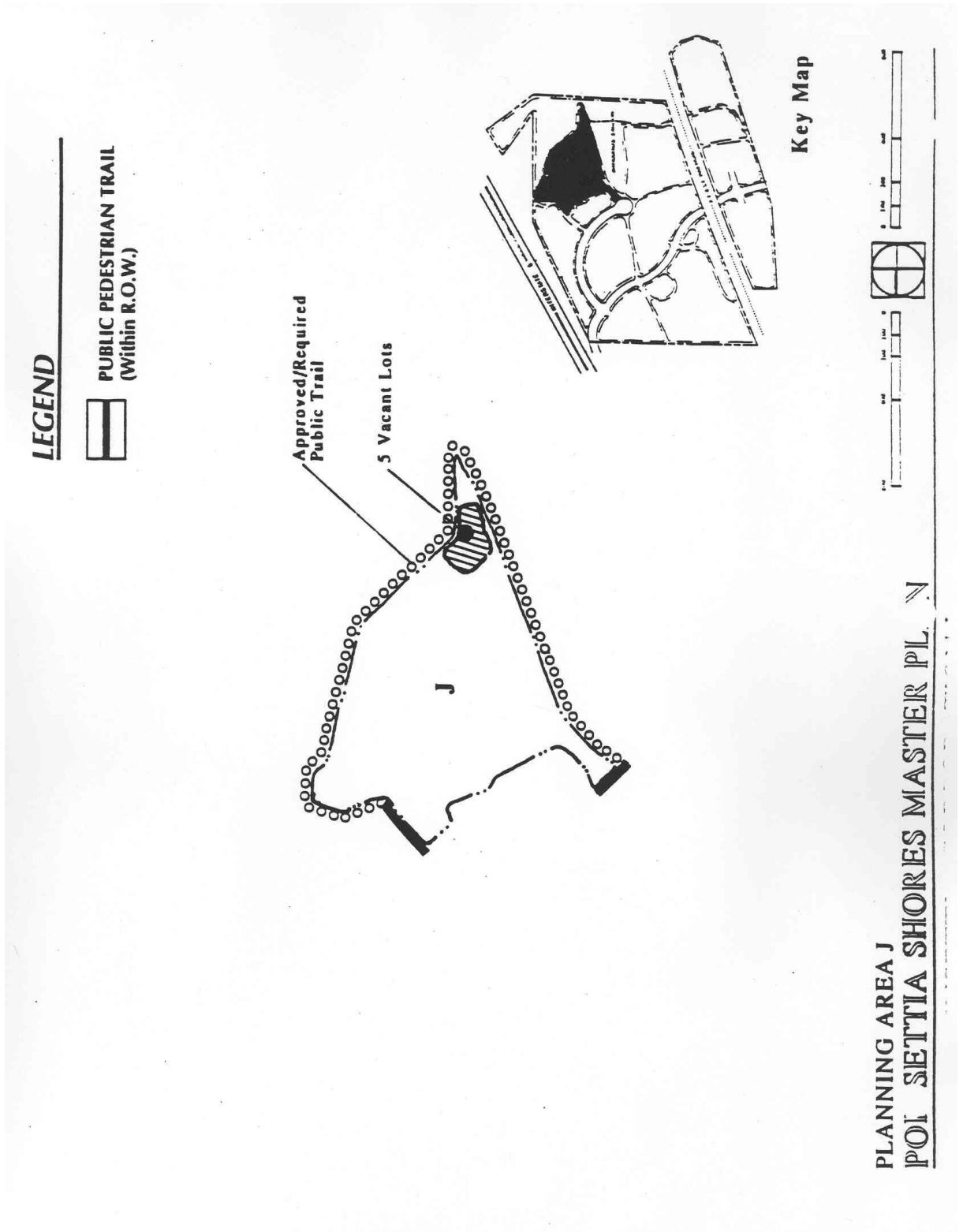
A 20 foot front yard setback is required from all public or private streets or driveways. The front yard setback shall be measured from the face of curb.

Corner lots shall have a 10 foot sideyard setback from the side street.

The distance between structures shall not be less than 10 feet.

There shall be a rear yard of not less than 15 feet in depth.

In this planning area, every lot shall have a minimum lot frontage width of 40 feet, except for lots located along the terminus of a cul-se-sac, which can have a minimum lot frontage width of 35 feet.



5. Design Criteria:

This planning area shall provide for adequate open space, circulation, off-street parking, recreational facilities, approved/required lagoon trail and other visual amenities as required by the Planned Development Ordinance.

All proposed development within this planning area shall be compatible with existing and planned surrounding land uses and with circulation patterns of surrounding properties.

Common areas and recreational facilities shall be located so as to be readily accessible to the occupants of the dwelling units.

The circulation system shall be designed to minimize through traffic.

Entry gates may be proposed for the existing Planning Area J subject to the following: 1) approval of design and gates by the California Coastal Commission through amendment of the existing Coastal Development Permit; 2) conformance with the City of Carlsbad's engineering design standards; 3) negotiations between the homeowners' association of Planning Area J and the Poinsettia Shores land owner regarding any required additional street width, etc; and 4) City of Carlsbad approval of an amendment to the existing PUD permit for Planning Area J (PUD 95).

All residential units located within this planning area shall utilize special construction techniques including but not limited to the use of berms, walls and other noise attenuation methods or materials to reduce levels to acceptable levels per City ordinance.

6. Approval Process

Prior to development of any of the remaining single family custom home site lots, the owner/applicant shall submit building plans for that lot for review and approval by the City of Carlsbad Building Department using the City's standard plan check/building permit process. These plans shall be designed in accordance with the provisions of this Master Plan for Planning Area J.

7. Environmental Mitigation Conditions

None.

8. Other Special Conditions

. The existing 75 lots in Planning Area J may annex into the Master Homeowners Association and thereby have access to all future recreation facilities in the Poinsettia Shores Master Plan. Written notice of the decision to join must be by majority vote of the 75 owners and provided to the developer of the Master Homeowners Association within 120 days of first tentative map approval. After which time, the developer shall not be required to annex the existing lots into the Master Homeowners Association.

PLANNING AREA K

1. Description:

Planning Area K is located north of Batiquitos Lagoon, east of the AT&SF Railway right of way and West of Interstate 5. Planning Area K has a gross area of 18.3 acres.

2. Land Use Allocation:

General Plan Land Use - Open Space

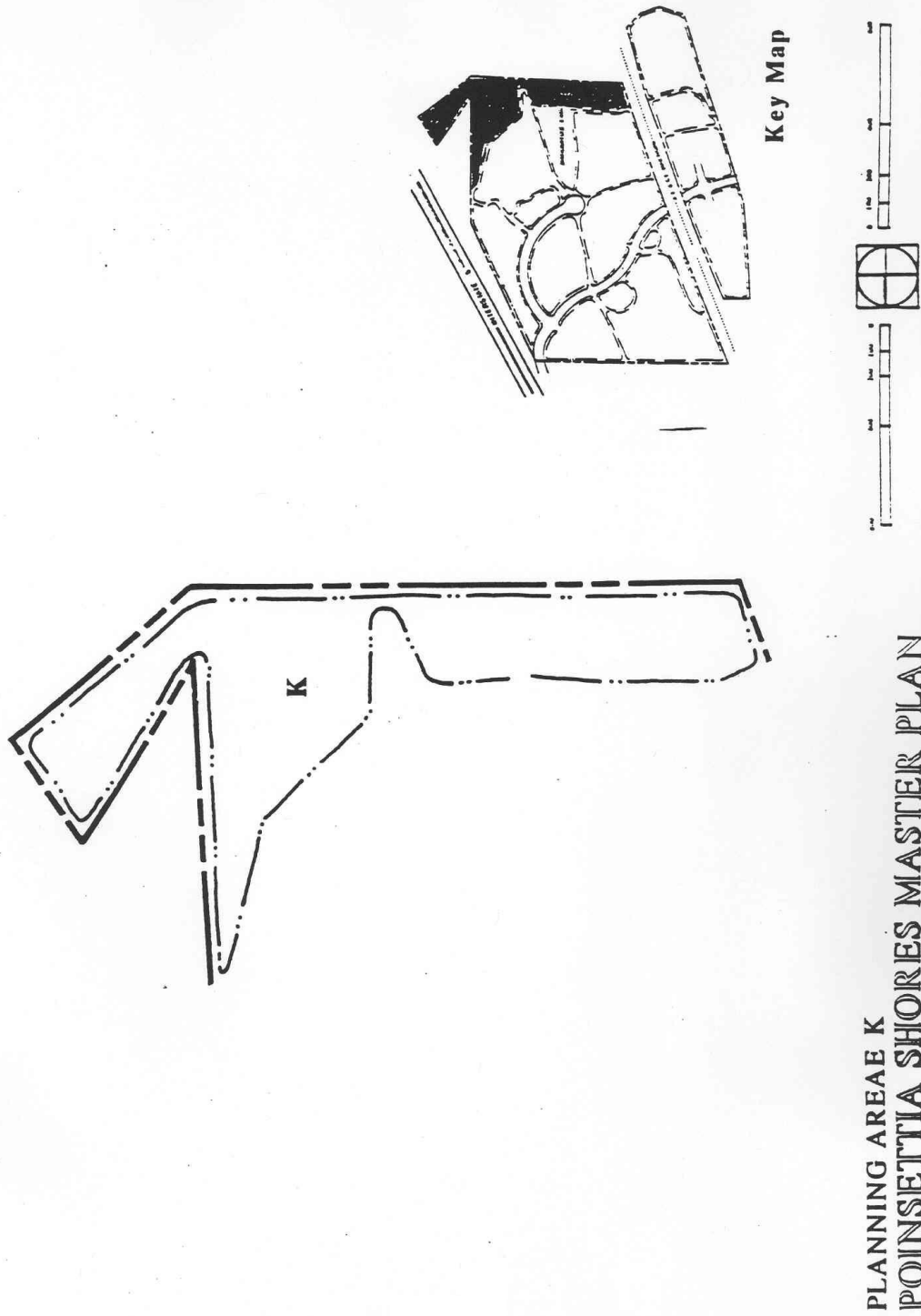
Land within this planning area has been irrevocably offered for conveyance to the State Lands Commission as a requirement of the BLEP Master Plan and approved Coastal Development Permit. The area is subject to the Batiquitos Lagoon Enhancement Plan and any activities in this area shall be consistent with the approved enhancement plan and all agreements and approvals with the City of Carlsbad and the California Coastal Commission which existed at the time of offering conveyance of the Planning Area to the State Lands Commission.. No activities contrary to that plan shall be allowed.

3. Design Criteria:

. All development in this Area shall be consistent with the Batiquitos Lagoon Enhancement Plan.

4. Environmental Mitigation Conditions - None.

5. Other Special Conditions - None.



PLANNING AREA K
POINSETTIA SHORES MASTER PLAN

PLANNING AREA L

1. Description:

Planning Area L is located north of Batiquitos Lagoon and Planning Area K and separating Planning Areas A-4 from Planning Area J. Planning Area L has a gross area of 4.6 acres.

2. Land Use Allocation:

General Plan Land Use - Open Space

Land within this planning area has been irrevocably offered for conveyed to the State Lands Commission as a requirement of the BLEP Master Plan and approved Coastal Development Permit. The area is subject to the Batiquitos Lagoon Enhancement Plan and any activities in this area shall be consistent with the approved enhancement plan and all agreements and approvals with the City of Carlsbad and the California Coastal Commission which existed at the time of offering conveyance of the Planning Area to the State Lands Commission.. No activities contrary to that plan shall be allowed.

3. Design Criteria:

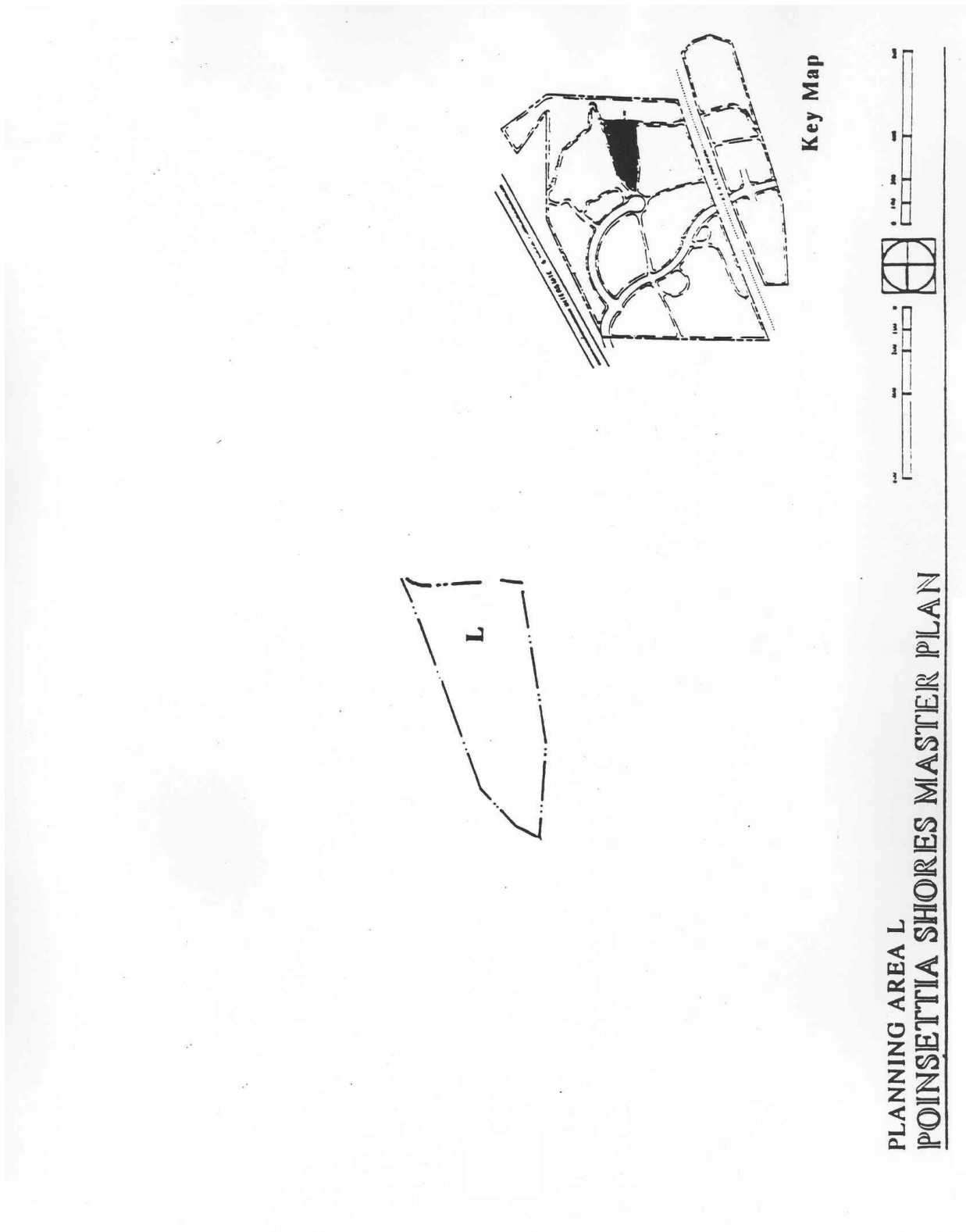
All development in this Area shall be consistent with the Batiquitos Lagoon Enhancement Plan.

4. Environmental Mitigation Conditions

None.

5. Other Special Conditions

None.



PLANNING AREA M

1. Description:

This area shall be developed as a private Community Recreation Center and will be located adjacent to Avenida Encinas between Planning Areas A-1 and B-1. The Recreational Facility Center has a gross acreage of 2.3 acres and a net acreage of 2.0 acres.

This facility will be available to all home owners within the Poinsettia Shores Master Plan area, with the following exceptions:

- a. If Planning Area D remains an affordable housing site, as described under Chapter VII, then access to the community recreation facility would not be offered for Planning Area D residents. In order to reduce the Homeowners Association fees for the residents of Planning Area D, these residents will be restricted to the use of recreational facilities within Planning Area D.
- b. Planning Area J residents may have access to the recreation facility only if the residents vote to join the Master Homeowners' Association as described below. The existing 70 homes and 5 vacant residential lots in Planning Area J may annex into the Master Homeowners Association and thereby have access to all future recreation facilities in the Poinsettia Shores Master Plan. Written notice of the decision to join must be by majority vote of the Planning Area J property owners and be provided to the developer of the Poinsettia Shores Master Homeowners Association within 120 days of first tentative map approval. After which time, the developer shall not be required to annex the existing lots into the Master Homeowners Association.

The community recreation facility will be approximately 2.3 acres in size. The facility may consist of a swimming pool, spa, tennis courts, basketball courts, children's play areas, picnic areas, club house facility, facility and several flat grassy play areas.

2. Land Use Allocation:

General Plan Land Use: Open Space

3. Design Criteria:

. The following recreational facilities may be located within this area:

swimming pool	volleyball courts
spa	children's play area
clubhouse	grassy open play areas
tennis courts	outdoor basketball courts

. Site planning for this area shall minimize, to the extent possible, light and noise impacts to the adjacent residences.

. The exact design and recreational amenities in this area shall be determined at the

time of the Site Development Plan approval.

- . Building structures and facilities shall be well integrated, oriented and related to pedestrian scale.
- . Screening walls for storage spaces, loading areas and equipment shall be architecturally integrated with surrounding building and design.
- . Building placement shall be designed to create opportunities for plazas or other landscaped open spaces within the planning area.
- . The site design shall include up to 17 parking spaces for automobiles.
- . Lighting of tennis courts and/or basketball courts shall be allowed subject to the approval of the Planning Director as incorporated into the approval of Planning Area M.

4. Approval Process

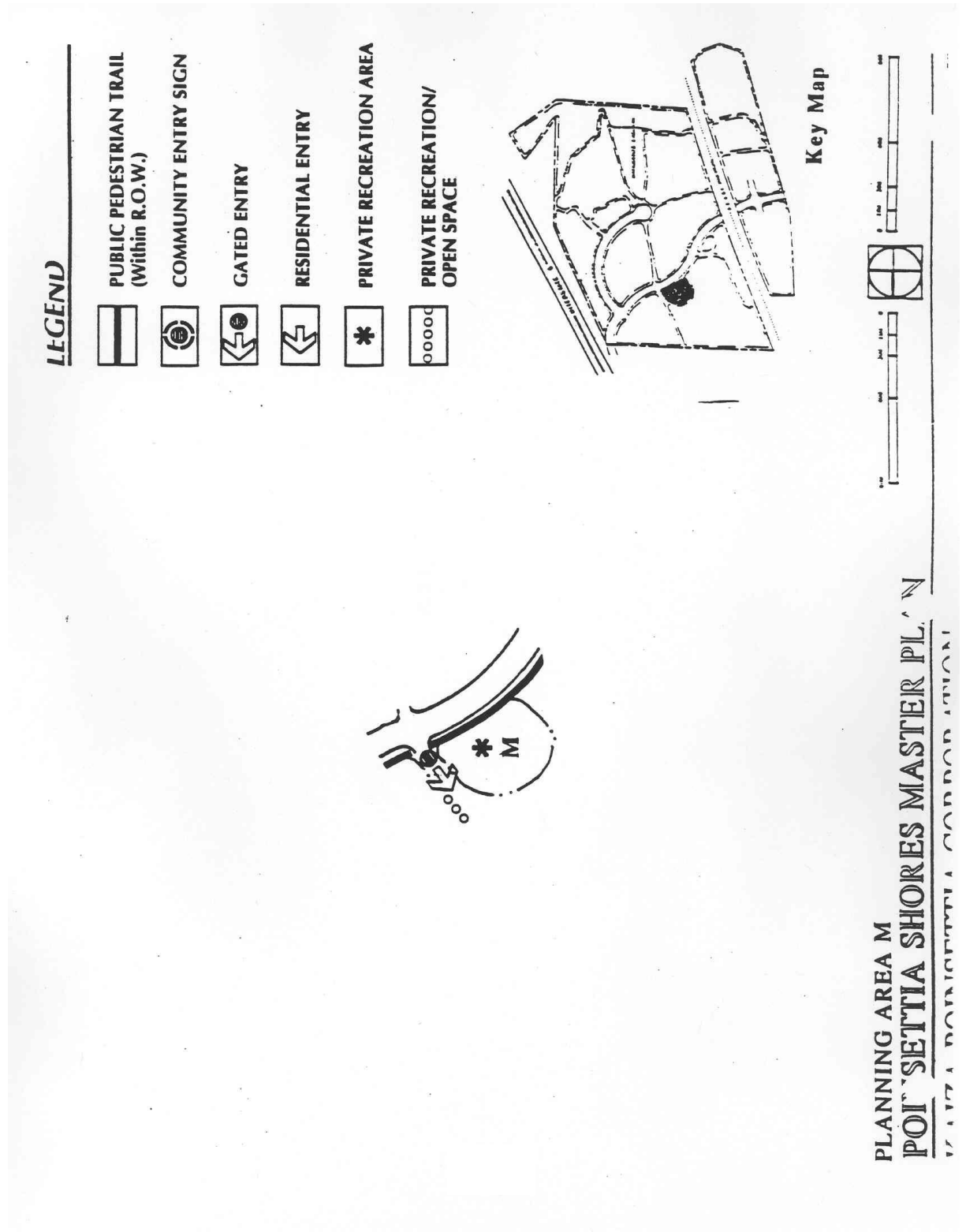
- . A Site Development Plan shall be submitted by the developer and approved by the Planning Director and City Engineer prior to the development of the recreation site. For additional detail and conditions, please see Section B of this Chapter.

5. Environmental Mitigation Conditions

Prior to issuance of a grading permit for this planning area, an archaeologist shall be retained by the developer for participation in a pre-grading conference and to perform monitoring during grading operations where, and if, cultural resource sites are located in this planning area. Compliance with the City's standard paleontological mitigation is also required.

6. Other Special Conditions

- . At the discretion of the applicant, a pedestrian/bicycle trail underpass on Avenida Encinas may be provided at a location connecting the recreation facilities in Planning Area M on the north side of Avenida Encinas to the greenbelt on the south side of Avenida Encinas which runs between Planning Areas A-2 and A-3. The design of this underpass would be subject to review and approval as a part of City review of any tentative map for these Planning Areas.
- . Development of this Planning Area shall comply with the requirements stated in Section B of this Master Plan Chapter beginning on page 66.



XII. MASTER PLAN ADMINISTRATION

A. MAJOR AND MINOR AMENDMENTS

Individual Planning Areas within this Master Plan shall be reviewed relative to the provisions of this chapter. Any revisions to the Poinsettia Shores Master Plan shall be processed pursuant to Title 21 of the Carlsbad Municipal Code.

Approval of this Master Plan indicates acceptance by the City Council of a general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the Poinsettia Shores Master Plan.

It is anticipated that certain amendments to the Master Plan may be necessary during the development of the area. Any amendments to the Master Plan shall occur in accordance with Carlsbad's Municipal code and the specific amendment process described below. Amendments are divided into three categories as determined by the Planning Commission. These include: 1) major; 2) minor; and 3) four year review and update. Amendments may be initiated by the City Council (either directly or indirectly through the Planning Commission or Planning Department monitoring update), Master Developer or Developer of any Planning Area. If the amendment proposal is not City sponsored, then all property owners must provide written consent to the Master Plan Amendment proposal.

1. MAJOR MASTER PLAN AMENDMENTS

All Master Plan modifications which do not meet the criteria of a Minor Amendment as determined by the Planning Commission and section b. below shall require a Major Amendment to the Master Plan. These amendments shall be processed pursuant to Section 21.38.120 (P-C Zone) of the Carlsbad Municipal Code. All Major Amendments shall be reviewed for approval by the Planning Commission and City Council.

Any request for a Major Amendment to the Master Plan shall require consideration as it relates to the intent of the original Master Plan. As a condition of consideration of any amendment to the Master Plan it shall be the applicant's responsibility to:

- a. Ensure that the proposed amendment meets the goals and objectives of the Master Plan and the public facilities requirements identified in the Zone 9 Local Facilities Management Plan.
- b. Ensure that any environmental impacts to the Master Plan resulting from the amendment can be satisfactorily mitigated.
- c. Update any Master Plan studies and/or provide additional studies when determined necessary by the Planning Director.
- d. Any Major Amendment to the Master Plan shall require that all proposed development comply with all City ordinances and policies in effect at the time of approval.

- e. Provide a strike-out/underline copy of the Master Plan text when changes are necessary and update any Master Plan exhibits affected by the proposed amendment.

2. MINOR MASTER PLAN AMENDMENTS

All Minor Amendments which meet the criteria noted below shall be reviewed for approval administratively by the Planning Director, or authorized entity.

- a. Expansions or reductions to the individual planning areas up to 10% in area may be allowed by the Planning Director if the overall dwelling unit yield for the Master Plan does not increase and the use specified for the planning area does change. The allowable increase or decrease of dwelling units in a Planning Area is not limited by this Master Plan, provided that the total number of units in the Master Plan does not exceed the total allowable number of units in the Master Plan per Exhibit 9, including any proposed Density Bonus units.
- b. Realignment or modification of internal streets, public or private, of the Master Plan if approved by the Planning Director and City Engineer.
- c. Additions to/or amendments to design features identified in Community Development Standards, provided such additions or amendments strengthen the unity and vitality of the community's design and are comprehensively incorporated in the Master Plan.
- d. Modifications to the Development Phasing Scenario described in the Local Facilities Management Plan for Zone 9 will require the approval of the Planning Director and City Engineer.
- e. Any changes to the Master Plan required to satisfy the requirements of the California Coastal Commission, the U.S. Fish and Wildlife Service, the California Department of Fish and Game or the U.S. Army Corp of Engineers may be approved administratively by the Planning Director. If the Planning Director has concerns about approving these changes administratively he may submit these changes to the Planning Commission for a Planning Commission Determination of substantial conformance to the Master Plan.

3. MASTER PLAN REVIEW AND UPDATE

If determined to be necessary, at the direction of the City Council, the Master Plan shall be comprehensively reviewed by the City of Carlsbad Planning Department every four years or more frequently. The review shall consider but not be limited to the following topics.

- a. The quality of the living environment created by the Master Plan.
- b. The Master Plan's fulfillment of current City policies and standards.
- c. The fiscal impact of the Master Plan's implementation.

- d. The Master Plan's maintenance of environmental quality.
- e. Adequacy of public facilities.

Based on this review, the City Council may initiate a Master Plan Amendment, or other appropriate action, to address any master plan related issues.

B. GENERAL PROVISIONS

1. MAXIMUM NUMBER OF UNITS

The maximum development potential permitted by this Master Plan is shown on Exhibit 9 on page 21. Unless a Master Plan Amendment is processed, the development allocations shall not be changed, except as provided below.

2. TRANSFER OF UNITS

The maximum number of dwelling units allocated for the Poinsettia Shores Master Plan is indicated in Exhibit 9, page 21. An increase in the allowable number of units within the Planning Area boundaries above the Growth Control Point, or a transfer of units from one planning area to another (from what is proposed under this Master Plan), provided however the total number of dwelling units within the Master Plan shall not be increased.

A dwelling unit transfer may be allowed within a quadrant pursuant to the Growth Management Ordinance (Title 21.90 of the Carlsbad Municipal Code). Dwelling units may be transferred from one Planning Area within the Poinsettia Shores Master Plan to another Planning Area within the Master Plan. A transfer from one Planning Area to another as provided within this Master Plan can only occur with the consent of the property owner of the Planning Area from which such residential units would be transferred. Any transfer of density shall be analyzed as part of the discretionary action proposing the transfer. The review shall determine if the proposed transfer is in conformance with and compatible with Carlsbad's General Plan and Municipal Code.

The number of units within a Planning Area are permitted to exceed the Growth Control Point pursuant to the above guidelines, however units within a Planning Area are not permitted to be above or below the General Plan density range except as allowed for the utilization of the 23 market rate density bonus units throughout the Master Plan and the affordable housing units proposed pursuant to the Density Bonus Ordinance, the Inclusionary Housing Ordinance and the City's Housing Element.

3. RECORDATION

Notice of the approval of this Master Plan for property within its boundaries shall be recorded with the County of San Diego Recorder's Office, except as allowed by the provision of affordable housing per City ordinances and policies.

4. GROWTH MANAGEMENT

The applicant shall comply with all provisions of the Carlsbad Municipal Code, Section 21.90 (Growth Management Program). The applicant by pulling building permits pursuant to the Master Plan and the Local Facilities Management Plan (LFMP) for Zone 9 agrees that all of the dedication and other requirements imposed as a condition of the Master Plan for Zone 9 LFMP (or as amended by the City Master Drainage Plan) are reasonably necessary to serve the needs of the development for which the building permits are required.

5. CONDITION OF VALIDITY

If any condition for construction of any public improvements or facilities, or the payment of any fees or bonds in lieu thereof, imposed by this approval or imposed by law on this project are challenged, this approval shall be suspended as provided in Government Code Section 65913.5. If any such condition is determined to be invalid this approval shall be invalid unless the City Council determines that the project without the condition complies with all requirements of law.

6. DEDICATIONS

All land and/or easements required by this Master Plan for public streets, open space, recreational purposes and public utility purposes shall be granted to the City of Carlsbad without cost to the City and free of all liens and encumbrances as conditioned by the appropriate discretionary approval. The portion of Windrose Circle west of the entry into Planning Areas A-3 and A-4 shall be reconveyed to Kaiza Poinsettia Corporation.

7. PUBLIC FACILITIES

To ensure that all development areas of the Master Plan shall be adequately served, the developers of the Master Plan or portions thereof shall be required to provide for their share of the construction or funding of all necessary public facilities pursuant to the approved Zone 9 Local Facilities Management Plan (as amended by the City Master Drainage Plan).

8. ZONING

Pursuant to the powers of Chapter 21.38 of Carlsbad Zoning Ordinance (P-C Zone), this Master Plan shall constitute the zoning for all lands within the Master Plan. No person shall use or develop contrary to the provisions of the Master Plan any land located within the boundaries defined by the Master Plan. All provisions of the Master Plan are imposed as a condition of zoning. Approval of this document does not excuse compliance with all other applicable City ordinances in effect at the time building permits are issued.

9. HILLSIDE DEVELOPMENT ORDINANCE

All development within the Poinsettia Shores Master Plan shall be in compliance with Chapter 21.95, the Hillside Development Ordinance, of the Carlsbad Municipal Code, if it is determined that a Hillside Development Permit is required for development.

10. LOCATION OF IMPROVEMENTS

The location of streets, utilities, and other land use related improvements are approximate on the Master Plan Map. Precise locations will be established through the approval of Tentative Maps and Site Development Plans. A variation of up to but not exceeding ten (10) percent in the locations as shown on the Master Plan map shall be considered consistent with the Master Plan.

Any variations will be governed by Engineering Department Policy No. 30 regarding substantial conformance.

11. TRAIL SYSTEM

A trail system shall be provided for the Master Plan area as shown on the Master Trails Concept Exhibit 11 on page 27. The Master Plan Trails System is designed to tie into the proposed Citywide Trails System. A detailed description is contained in Chapter IV, Section D.

12. LANDSCAPING

The Master Landscape Plan for Poinsettia Shores is contained in Chapter IV, Section D. A detailed landscape and irrigation plan shall be submitted to the Planning Director prior to the issuance of building permits for each Planning Area.

13. MASTER HOMEOWNERS' ASSOCIATION

Two separate Homeowners Associations shall be established for the east-side and west-sides of the Master Plan (i.e. east and west of the AT&SF Railroad ROW). Prior to the recordation of the first final map for a specific Planning Area (except for the construction of Avenida Encinas, the bridge, or the RV parking area), the applicant shall submit and receive approval for CC&Rs for a Master Homeowners' Association for whichever side of the AT&SF Railroad the property falls within. This HOA shall include representation from all Planning Areas and the Covenants, Conditions and Restrictions (CC&Rs) prepared shall control the private uses, design, maintenance and development standards for each area of Master Plan falling on that side of the railroad ROW. At the discretion of the developer, the Master Associations shall contain one or more sub-associations. Each sub-association shall control landscape maintenance and architectural review. Each sub-association shall also be an equal member of its Master Association and may be required to pay a reasonable amount of dues to the Master Association. The Master HOA shall be established prior to occupancy of any units within the Master Plan (except for Planning Area J).

The Planning Area J HOA may be included in the Poinsettia Shores Master HOA established for the east-side property upon filing of a petition with that HOA to join. Written notice of the decision to join must be by majority vote of the Planning Area J owners and provided to the developer of the east-side Master Homeowners Association within 120 days of first Tentative Map Approval. After which time, the developer shall not be required to annex the existing lots into the Master Homeowners Association.

The CC&Rs shall be approved by the City Attorney, and Planning Director; the City shall not participate as a member of the Architectural Review Board. No revisions that weaken or diminish the rights of the City shall be made to these CC&Rs without the City's prior written consent.

- a. The CC&Rs shall state expressly that the property is subject to the provisions of the Master Plan. It shall also be indicated that the City shall have the right but not the obligation to enforce the provisions of this Master Plan through the normal enforcement procedures if the City Council determines such enforcement is necessary to protect the public welfare and may assess homeowners for costs incurred therein.
- b. The CC&Rs shall prohibit the outdoor storage or outdoor parking of recreational vehicles within any of the planning areas except in approved RV storage areas.
- c. The Master Association shall control the operation and maintenance of the recreation vehicle storage area, entry features, common slopes and other common features identified in the Master Plan, except those within Planning Area J. The Master Homeowners' Association shall also be responsible for the maintenance of the open space/trail system, except that portion of the trail within Planning Area J, until the Citywide Open Space Maintenance District is formed. The trail within Planning Area J shall be maintained by the Planning Area J HOA unless Area J annexes into the master HOA.
- d. The provisions of the Master CC&Rs shall be binding to the provisions of the CC&Rs for the Planning Area Associations and may not conflict. Slope areas within individual planning areas shall be maintained by the Master Association if exposed to major streets. The developer shall submit a master maintenance plan showing all areas to be maintained by the Master Association to be approved by the Planning Director prior to any final map approval.

14. ARCHITECTURAL REVIEW BOARD

Prior to the occupancy of the first unit in any Planning Area, the applicant shall establish the Poinsettia Shores Architectural Review Board. The Architectural Review Board shall be responsible for the review and approval of all room additions, patio covers, decks, patios and other structures requiring a building permit, except for Planning Area J. The approval of the Architectural Review Board shall occur prior to the submittal for building permits.

15. ROOM ADDITIONS

All proposed room additions, porch covers, patios, decks and other construction requiring a building permit from the City of Carlsbad shall be approved by the Architectural Review Board. No plans will be reviewed by the City unless they first obtain the approval of the Architectural Review Board. All room additions and porch covers shall comply with the setback and lot coverage requirements established by the Planning Area Development Standards. The above-mentioned information shall be clearly stated in the Master CC&Rs for this project.

APPENDIX A

APPENDIX A

The following is a chronological history of the Poinsettia Shores Master Plan Area and its predecessor, the Batiquitos Lagoon Educational Park Master Plan:

September 11, 1985 - Planning Commission recommended approval of EIR 84-3, GPA/LU 85-10, ZC-319, MP-175, CT 85-14, PUD 90, and SDP 85-5.

Recommending approval of the original Batiquitos Lagoon Educational Park Master Plan. This approval included the following:

- 1) Full environmental review of the site
- 2) A General Plan Amendment to change the land uses from RM to RM, RMH, RC, P, N, TS/C and OS
- 3) Local Coastal Program Amendment to change the land uses consistent with the GPA
- 4) Zone Change to change the Zoning designation to PC (Planned Community)
- 5) The BLEP Master Plan
- 6) A Tentative Map and Planned Development Permit to allow for the development residential dwelling units
- 7) A Site Development Plan

October 15, 1985 - City Council approved GPA/LU 85-10, CT 85-14, PUD 90 and SDP 85-5

Final approval for the GPA, LCPA, Tentative Map, Planned Development Permit and Site Development Plan.

October 22, 1985 - City Council approved ZC-319 and MP-175

Final approval of the Zone Change and Master Plan.

November 22, 1985 - California Coastal Commission issued CDP 6-85-482

Coastal Commission issues the Coastal Development Plan to allow for the development of the BLEP Master Plan area.

June 25, 1986 - Planning Commission recommended approval of CT 85-37/PUD 95 and CT 85-38/PUD 96

Recommended approval for the development of 75 single family dwelling units in Village C of the BLEP Master Plan.

Recommended approval for the development of multiple family dwelling units in Village B of the BLEP Master Plan.

August 26, 1986 - City Council approved CT 85-37/PUD 95 and CT 85-38/PUD 96

Final approval for the development of Villages C and B of the BLEP Master Plan as recommended by the Planning Commission.

October 9, 1987 - California Coastal Commission approved CDP 6-86-522

Coastal Commission approved the development proposed for Villages B and C.

March 15, 1989 - Planning Commission recommended approval of MP-175(A)

Planning Commission recommended approval for Master Plan Amendment MP-175(A).

June 6, 1989 - City Council approved MP-175(A)

MP-175(B) - The proposal did not go to public hearing.

This proposed Master Plan Amendment was withdrawn prior to public hearing.

April 19, 1989 - Planning Commission recommended approval of MP-175(C)

Planning Commission recommended approval for a Master Plan Amendment.

City Council approved the Master Plan Amendment MP-175(A).

August 22, 1989 - City Council approved MP-175(C)

City Council approved the Master Plan Amendment MP-175(C).

APPENDIX B

PROJECT NAME: Poinsettia Shores Master Plan FILE NUMBERS: MP 175(D)/GPA 91-05/LFMP 87-09(A)

APPROVAL DATE: _____ EIR OR MITIGATED NEG. DEC.: Mitigated Negative Declaration

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City's monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

APPENDIX P
ENVIRONMENTAL MITIGATION MONITORING CHECKLIST

Mitigation Measure	Monitoring Type	Monitoring Department	Shown on Plans	Verified Implementation	Remarks
<p>Development standards addressing:</p> <ul style="list-style-type: none"> ● Buffer from existing mobile home park ● Lagoon blufftop structural setbacks. ● Reduced single story height limitations ● Minimum percentage of single story structures ● Provisions for public access along the lagoon perimeter adjacent to the project site. 	Project, Master Plan Amendment	Planning			
Archaeologist involved in monitoring operations per the recommendations of previous investigations.	Project, Master Plan Amendment	Planning			
Compliance with the City's standard paleontological mitigation program.	Project, Master Plan Amendment	Planning			
Compliance with the City's noise policy for residential planning areas.	Project, Master Plan Amendment	Planning			

Explanation of Headings

- Type = Project, ongoing, cumulative.
- Monitoring Dept. = Department, or Agency, responsible for monitoring a particular mitigation measure.
- Shown on Plans = When mitigation measure is shown on plans, this column will be initialed and dated.
- Verified Implementation = When mitigation measure has been implemented, this column will be initialed and dated.
- Remarks = Area for describing status of ongoing mitigation measure, or for other information.